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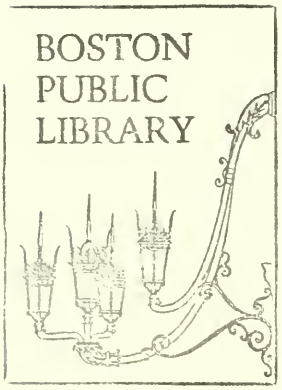
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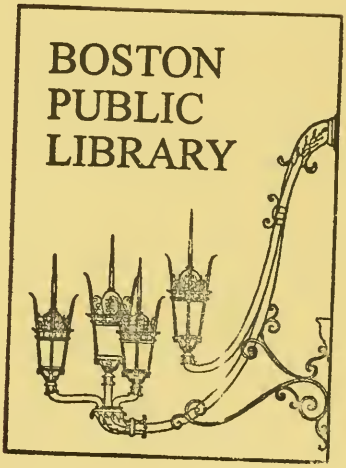
CHAPTER 121A APPLICATION

An errata appears in the addendum.



Submitted by

DUDLEY NEIGHBORS, INCORPORATED

19 August 1988

CHAPTER 121A APPLICATION

Submitted by

DUDLEY NEIGHBORS, INCORPORATED

19 August 1988

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DUDLEY NEIGHBORS, INCORPORATED

385 Dudley Street
Roxbury, MA 02119
(617) 442-9670

August 19, 1988

Mr. Robert Farrell, Chair
Boston Redevelopment Authority
Boston City Hall
1 City Hall Plaza
Boston, MA 02201

Dear Mr. Farrell,

On behalf of Dudley Neighbors, Inc. we are pleased to submit to you the attached application for authorization to establish a corporation under Chapter 121A of the Massachusetts General Laws. In this application we are also seeking acquisition authority under the same laws for a project site in the Dudley Triangle.

The establishment and authority of this corporation is a critical step in the future of this neighborhood, both from a development and a community perspective. Because of the large number of parcels with unknown and untraceable owners, land assembly without this authority would be next to impossible. And with over 1.2 million sq. feet of vacant land, and over 130 private land owners, development cannot occur without such assembly.

As importantly, without gaining control over this vacant land, the neighborhood faces increasing speculative pressure and eventual displacement as rising land values will place newly constructed housing outside the reach of local residents. By having acquisition authority, Dudley Neighbors, Inc. will be able to both assemble land for development and assure that much of the housing will be affordable to local residents.

Because the City of Boston owns a significant amount of land in the Dudley Triangle, we have the opportunity for a unique partnership between the City, the BRA and the Dudley Street neighborhood. Working together, we believe this tripartite collaboration can be a model, both locally and nationally, for neighborhood revitalization.

At this time, we would like to request a waiver of the 121A application fee, since Dudley Neighbors, Inc. is a not for profit corporation based in the community, whose sole intent is the production of affordable housing.

We hope the Board members of the BRA will look favorably upon this application and we look forward to working together to see the Dudley Street neighborhood reborn.

Sincerely,

Ché Madyun

Che Madyun
President

enclosure

CM/db

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FACT SHEET

CHAPTER 121A APPLICATION

DUDLEY NEIGHBORS, INC.

BOARD ACTION: The Application has requested the Authority's consent to the formation of a 121A charitable corporation for the purposes of acquiring, by eminent domain, and leasing out for development 15 acres of privately held vacant land located in the Dudley Triangle for the new construction of approximately 500 units of low and moderate income housing and some commercial uses.

APPLICANT: The Applicant is Dudley Neighbors, Inc., 385 Dudley Street, Roxbury, Massachusetts 02119, a charitable corporation organized under Chapter 180 of the Massachusetts General Laws and composed of members appointed by the Dudley Street Neighborhood Initiative and by several Boston elected officials.

PROJECT: The vacant land to be acquired by the Applicant is comprised of about 200 scattered parcels, the median size of which is approximately 3200 sf, in the Dudley Triangle area. These 15 acres of land will be combined with approximately 15 acres of city-owned land in the same area to create 10 development parcels capable of supporting a feasible number of new units of family housing which will be developed by various nonprofit, community-based and minority developers. A developer designation process will be formulated and agreed to by both the city and the Applicant. Approximately 500 units of rental, co-op, and for-sale housing units will be created, and will receive assistance under various federal, state and city-controlled sources.

FINANCING: The estimated cost of the project is $66,000,000 of which $2,500,000 is attributed to land acquisition costs. The Applicant has a contract commitment of $1,000,000 from Consumers United Insurance Company and has applied for $1,500,000 from the Ford Foundation for the purchase of parcels in the project area. The amounts, terms and conditions of financing for the development of the individual parcels will be worked out in conjunction with more specific plans to be prepared for city and Applicant approval by each designated developer.

CONSTRUCTION: The Applicant proposes that developer designations begin during the first quarter of 1989 and that construction commence at the first quarter of 1991 and continue through the third quarter of 1993.

APPLICATION FOR AUTHORIZATION AND APPROVAL OF

DUDLEY NEIGHBORS, INC.

TO BE ORGANIZED PURSUANT TO THE PROVISIONS OF

MASSACHUSETTS GENERAL LAWS CHAPTER 121A AND

CHAPTER 652 OF THE ACTS OF 1960, AS AMENDED

The undersigned (the "Applicant") hereby applies to the Boston Redevelopment Authority (the "Authority") pursuant to the provisions of M.G.L. Chapter 121A, as amended, the provisions of Chapter 652 of the Acts of 1960, as amended, and the Rules and Regulations governing Chapter 121A projects in the City of Boston, adopted June 22, 1978 and amended January 6, 1983 and January 16, 1985, for authorization and approval by the Authority pursuant to M.G.L. Chapter 121A and Chapter 652 of the Acts of 1960, as amended, to the establishment of a corporation under the name of Dudley Neighbors, Inc. and the acquisition by the 121A entity of the project area as described in Section 2 hereof (the "Project Area"), in accordance with the provisions of said Chapter 121A, said Chapter 652, and this application.

APPLICANT AND PROPOSED 121A ENTITY INFORMATION

1. Applicant and Proposal 121A Entity Information

(a) The name, business address, principal purpose and bank reference of the Applicant is as follows:

Applicant: Dudley Neighbors, Inc.

Address: 385 Dudley Street
Roxbury, MA 02119

Principal Purpose: Development of the Dudley Triangle project area for low and moderate income persons.

Bank Reference: First American Bank
572 Columbia Road
Dorchester, MA 02126

All notices and requests in connection with this application shall be sent by the Authority to:

Dudley Neighbors, Inc.
385 Dudley Street
Roxbury, MA 02119
Attention: Gerald O. Sims.

(b) The attorneys representing the Applicant to whom a copy of all such notices and request should be sent are:

Rackemann, Sawyer & Brewster
One Financial Center
Boston, MA 02111-2659
Attention: Henry H. Thayer, Esq.

(c) The Project Consultant working for the Applicant is:

Greater Boston Community Development, Inc.
79 Milk Street
Boston, MA 02109
Attention: Jacqueline M. Olivier

(d) The proposed 121A entity for which consent of the Authority is sought is Dudley Neighbors, Inc., a Massachusetts corporation organized under Chapter 180 for the purpose of causing the redevelopment of the Dudley Triangle, as described in Section 2 (the "Project Area"), and increasing the supply of housing affordable to low and moderate income persons who live in the area. See Section 4.b(1) for a detailed description.

(e) Neither Dudley Neighbors, Inc., nor any of its principals/ officers own any property in the City of Boston on which might real estate taxes are in arrears.

(f) The Applicant knows of no legal judgements or actions pending, concerning the proposed project which might reasonably impair the ability of the Applicant to immediately go forward with the Project.

(g) Neither Dudley Neighbors, Inc., nor any of its principals/ officers have any other 121A agreements with the Authority.

PROJECT AREA

2. Project Area

(a) Description by Metes and Bounds:

BEGINNING at a point which marks the intersection of the southeasterly side of Newman Place with the southwesterly sideline of Dudley Street; then running

SOUTHEASTERLY by the southwesterly sideline of Dudley Street two hundred nine and 00/100 (209) feet along parcels which include nos. 353 through 371 of said street; thence turning and running

SOUTHWESTERLY by the southeasterly side of no. 371 Dudley Street ninety-five and 99/100 (95.99) feet more or less; thence turning and running

NORTHWESTERLY by the rear of parcels nos. 371 through 357 Dudley Street one hundred sixty (160) feet more or less; thence turning and running

NORTHEASTERLY by the rear of parcel no. 4 Newman Place twenty-one (21) feet more or less; thence turning and running

NORTHWESTERLY by the rear of parcel nos. 355 through 353 Dudley Street fifty (50) feet more or less to a point on the southeasterly sideline of Newman Place; thence turning and running

NORTHEASTERLY by the southeasterly sideline of Newman Place, also being the northwesterly side of no. 353 Dudley Street eighty-six and 10/100 (86.10) feet to the point of beginning.

BEGINNING at a point which marks the intersection of the southeasterly sideline of Blue Hill Avenue with the southwesterly sideline of Dudley Street; thence running

SOUTHEASTERLY by southwesterly sideline of Dudley Street one thousand two hundred fifty (1250) feet more or less along parcels which include nos. 421 through 517 and part no. 517A of said street; thence turning and running

NORTHEASTERLY crossing Dudley Street sixty (60) feet more or less to a point on the northeasterly sideline of said street; thence running

NORTHEASTERLY again by the northwesterly side of no. 526 Dudley Street seventy-three and 00/100 (73) feet; thence turning and running

SOUTHEASTERLY by the rear of nos. 526 and 528 Dudley Street thirty-eight and 37/100 (38.37) feet; thence turning and running

NORTHEASTERLY by the northwesterly side of no. 530 Dudley street thirty-six and 98/100 (36.98) feet; thence turning and running

SOUTHEASTERLY by the rear of no. 530 dudley Street forty-six and 00/100 (46) feet; thence turning and running

SOUTHWESTERLY by the southeasterly side of no. 530 Dudley Street thirty-five and 95/100 (35.95) feet; thence turning and running

SOUTHEASTERLY by the northeasterly side of no. 534A Dudley Street twenty-six and 20/100 (26.20) feet; thence turning and running

NORTHEASTERLY by the northwesterly side of no. 536A Dudley Street two and 00/00 (2) feet; thence turning and running

SOUTHEASTERLY by the northeasterly side of no. 536A Dudley Street forty-five and 40/100 (45.40) feet to a point on the northwesterly sideline of Albion Street, thence running

SOUTHEASTERLY again crossing Albion Street fifty-five (55) feet more or less to a point on the southeasterly sideline of said street; thence turning and running

SOUTHERLY by the easterly side of no. 5 Albion Street and no. 4 East Cottage Street one hundred forty-two and 01/00 (142.01) feet to a point on the northwesterly sideline of East Cottage Street; thence turning and running

SOUTHEASTERLY crossing East Cottage Street forty-four (44) feet more or less to a point on the southeasterly sideline of East Cottage Street, said point also marks the centerline of a passageway fifteen (15) feet wide; thence turning and running

SOUTHERLY by the easterly side of nos. 5 and 3 East Cottage Street, said easterly side also being the centerline of said passageway, one hundred and 13/100 (100.13) feet; thence turning and running

SOUTHEASTERLY by the northeasterly of no. 3 East Cottage Street and nos. 590 through 612 Dudley Street, said northeasterly side also being the centerline of said passageway, two hundred forty-one and 70/100 (241.70) feet; thence turning and running

SOUTHWESTERLY by the southeasterly side of no. 612 Dudley Street one hundred five and 46/100 (105.46) feet to a point on the northeasterly sideline of Dudley Street; thence running

SOUTHWESTERLY again crossing Dudley Street sixty (60) feet more or less to a point which marks the intersection of the southwesterly sideline of Dudley Street with the northwesterly sideline of Howard Avenue; thence turning and running

SOUTHEASTERLY by the southwesterly sideline of Dudley Street two hundred ninety-one and 41/100 (291.41) feet to a point which marks the intersection of the southwesterly sideline of Dudley Street with the northwesterly sideline of Folsom Street; thence turning and running

SOUTHWESTERLY by the northwesterly sideline of Folsom Street seven hundred three (703) feet more or less; thence turning and running

SOUTHWESTERLY and SOUTHEASTERLY in part by the northwesterly sideline of Folsom Street and in part by the southwesterly sideline of said street by two measurements, fifty-four and 70/100 (54.70) feet on a curve having a radius of thirty-eight and 00/100 (38) feet and seventy and 68/100 (70.68) feet; thence turning and running

SOUTHWESTERLY by the southwesterly sideline of Folsom Street seventeen and 12/100 (17.12) feet on a curve having a radius of seventeen and 00/100 (17) feet to a point which marks the intersection of the southwesterly sideline of Folsom Street with the northwesterly sideline of Robin Hood Street; thence running

SOUTHWESTERLY again by the northwesterly sideline of Robin Hood Street three hundred ten and 00/100 (310) feet more or less along parcels which include nos. 21 through 31 of said street to a point which marks the intersection of the northwesterly sideline of Robin Hood Street with the northeasterly sideline of Hartford Street; thence turning and running

NORTHWESTERLY by the northeasterly sideline of Hartford Street five hundred thirty-five (535) feet more or less to a point which marks the intersection of the northeasterly sideline of Hartford Street with the southeasterly sideline of Howard Avenue; thence running

NORTHWESTERLY again crossing Howard Avenue forty (40) feet more or less to a point which marks the intersection of the northwesterly sideline of Howard Avenue with the northerly sideline of Brookford Street; thence turning and running

SOUTHWESTERLY by the northerly sideline of Brookford Street by two measurements, sixty and 66/100 (60.66) feet and seven and 97/100 (7.97) feet on a curve having a radius of twenty and 00/100 (20) feet; thence turning and running

NORTHWESTERLY by the northerly sideline of Brookford Street by three measurements, one hundred thirty-seven and 86/100 (137.86) feet on a curve having a radius of one hundred forty and 00/100 (140) feet, fifty-one and 53/100 (51.53) feet, and one hundred fifty-five and 45/100 (155.45) feet on a curve having a radius of one hundred seventy-five and 00/100 (175) feet along parcels which include nos. 46 through 36 of said street; thence turning and running

WESTERLY by the northerly sideline of Brookford Street by four measurements, one hundred fifty-four and 71/100 (154.71) feet, ninety-nine and 91/100 (99.91) feet, forty-five and 12/100 (45.12) feet, and two hundred sixty-four and 16/100 (264.16) feet to a point which marks the intersection of the northerly sideline of Brookford Street with the southeasterly sideline of Blue Hill Avenue; thence turning and running

NORTHEASTELRY by the southeasterly sideline of Blue Hill Avenue two thousand two hundred forty-five (2245) feet more or less along parcels which include nos. 186A through 34 and part no. 32 of said street; thence turning and running

NORTHWESTERLY crossing Blue HilL Avenue fifty (50) feet more or less to a point which marks the intersection of the northwesterly sideline of Blue Hill Avenue with the northeasterly sideline of LaGrange Place; thence running

NORTHWESTERLY again by the northeasterly sideline of LaGrange Place, said sideline also being the southwestelry side of nos. 27-29 Blue Hill Avenue and nos. 2 and 4 LaGrange Place, one hundred fifty (150) feet more or less; thence turning and running

NORTHWESTERLY by land n/f of St. Patrick's Educational Society by two measurements, fifteen and 00/100 (15) feet on a curve and twenty-two and 00/100 (22) feet; thence turning and running

NORTHEASTERLY in part by land n/f of said Educational Society and in part by the northwesterly side of no. 19 Blue Hill Avenue by seven measurements, fifty-six and 00/00 (56) feet, twenty-four and 28/100 (24.28) feet, twenty-two and 28/100 (22.28) feet, fifteen and 88/100 (15.88) feet, nineteen and 94/100 (19.94) feet, twenty-two and 02/100 (22.02) feet, and fifty-four and 50/100 (54.50) feet to a point on the northwesterly sideline of Blue Hill Avenue; thence turning and running

SOUTHEASTERLY crossing Blue Hill Avenue fifty (50) feet more or less; thence turning and running

NORTHEASTERLY by the southeasterly sideline of Blue Hill Avenue two hundred twenty-five (225) feet more or less to a point which marks the intersection of the southeasterly sideline of Blue Hill Avenue with the southwesterly sideline of Dudley Street, the point of beginning.

(b) The proposed site area has experienced substantial economic decline over the past two decades. More than half the buildings in the area have been torn down creating over 1 million square feet of vacant land. Furthermore, excessive disinvestment has contributed to the general decline and neglect of the community.

In addition, the site is detrimental to the safety, health, morals, welfare and sound growth of the community because it is a blighted open area. The cost of sound development is prohibitive through the ordinary operations of private enterprise due to the deterioration of site facilities, and tax, water and sewer delinquencies. Substantial diversity of ownership of plots and inadequate utilities are also factors which contribute to the cost of developing the area. There are 181 privately owned vacant parcels in the project area owned by 131 individual land owners. At least 81 or 62% of the owners live outside Roxbury or Dorchester and many cannot be located.

Moreover, the small size of the lots including many below the minimum zoning size of 3,500 SF, the existence of some ledge, rock and unsuitable soil and expensive measures needed for draining and flood prevention in some areas render the area financially infeasible to develop.

The area in question constitutes a decadent area that is detrimental to the safety, health, morals, welfare and sound growth of the community due to a preponderance of buildings that are in disrepair, physically deteriorated and, in many instances, unfit for human habitation. In addition, much of the real estate has been taken for nonpayment of taxes and upon foreclosure of mortgages in recent years. Lastly, many buildings in the area have been torn down and not replaced.

To the applicant's knowledge, the site has not been declared blighted, open, decadent or substandard under chapter 121B, MGL.

(c) The project area does not include land which has been approved by the Department of Public Works for the extension of the Massachusetts Turnpike.

(d) and (e) See Appendix 15 which includes all owners in, abutting, and substantially affected by the project area.

THE PROJECT

3. The Project

(a) The Authority's approval is sought for a redevelopment project which will acquire through eminent domain takings approximately 15 acres of privately held vacant parcels in a triangular area which begins at the intersection of Dudley Street and Blue Hill Avenue and extends southerly for about one half mile along both main streets, and is joined by several smaller streets as described in 2(a) above.

These 15 acres will be combined with approximately 15 acres of City-owned land in the same area to create several development parcels each capable of supporting a feasible number of new units of family housing.

These parcels will be the subject of a developer designation process agreed to by the City and the Applicant designed to provide maximum opportunity for community-based, non-profit and minority developers.

The housing is expected to be primarily three-to-four story structures with separate entrances. The primary target population will be limited income families with children, with an expected income mix of 40% low, 30% moderate and 30% market households.

Amenities will include some off-street parking, commercial outlets, play and green areas, walkways, washer-dryer hook-ups for larger units, site lighting and common areas.

(b) The project will consist largely of medium density housing with some commercial uses on the main thoroughfares. The development is expected to be consistent with the Roxbury IPOD.

(c) The project will consist of many separate buildings. At the present time, licenses for the sale or consumption of alcoholic beverages are not anticipated.

(d) No garages are contemplated at this time other than for the storage of maintenance equipment related to residential property.

(e) The minimum standards to which the Applicant intends to conform are those which are imposed by current building, public health, environmental, zoning, sanitary and other applicable statutes as they are varied or applied by properly constituted governmental authorities. In addition, the applicant plans to conform to all requirements imposed by lenders and providers of subsidy

such as Massachusetts Housing Finance Agency, the U. S. Department of Housing and Urban Development, the Massachusetts Executive Office of Communities and Development and the Boston Housing Authority.

(f) There are no facts or documents of which the Applicant is aware which would result in a determination by the Authority that the project is detrimental to the best interests of the public or City.

(g) The Dudley Triangle, as the Project Site is commonly known, consists in approximately equal portions of intact areas of houses and small apartment buildings, and areas of total abandonment.

The intact segments are and have been hanging on against all odds for nearly two decades as the pockets of abandonment first grew to encompass half the triangle, and then continued thereafter to collect refuse and rodents and to harbor illegal activities.

Now property values for occupied structures have recovered sufficiently to permit owners to make moderate improvements and to maintain the existing housing stock. The half of the neighborhood which was not destroyed will be able to maintain itself with the help of various city programs and private investment by the owners.

The vacant half of the triangle, interwoven with the occupied half, is irredeemable without a significant planning and site assembly effort, and without substantial governmental assistance to prospective developers. The per-unit market value of housing in the neighborhood is enough to avoid further abandonment, but not nearly as high as replacement cost. There is a need to fill this gap with various forms of subsidy.

In addition, individual uncoordinated development efforts on small parcels will fail even if subsidized because they cannot be sustained without a similar improvement on adjacent parcels. The inability to locate owners for many of the abandoned parcels contributes to the difficulty of development. For as long as adjacent parcels are in disparate ownership, sites will be unattractive to serious, capable developers with the capacity to make a sustained, large scale redevelopment effort.

Site assembly historically was accompanied by displacement of existing residents and the redefinition of the neighborhood. The political consequences of this process are still with us today. As a result, site assembly with governmental sanction has fallen into disuse because it is associated with displacement and loss of neighborhood identity.

The Applicant proposes to extract the vital public benefit available from publicly sanctioned land assembly and to disassociate it from its historical context. As a community-controlled private entity, the Applicant will assemble sites that the neighborhood has identified, and will cause no displacement. All occupied structures will have the unqualified right to remain in place. Even with this limitation, the anticipated public benefit of private land acquired and assembled with the right of eminent domain in the Triangle will be enormous.

The number of interruptions in frontage of vacant land on existing streets by changes in ownership would decline to less than 1/4 of its current level. This would mean that efficient use of shared driveways and parking, as well as opportunities for attached dwellings, would rise dramatically.

Similarly, the rational development of common areas and play areas would be possible, and the ability to redevelop utilities and public ways in a way that supports a coordinated and timely development would increase greatly.

In addition, Section 103 of the Internal Revenue Code permits an owner whose property is subject to eminent domain taking to reinvest the proceeds in similar property without paying tax on any gain. This means site assembly under the aegis of eminent domain is significantly more attractive to tax-conscious owners.

All this would trigger a critical mass of development effort that would attract other investment and make existing on-site property owners and tenants more secure in their homes.

The current patchwork arrangement of 200 separately held private lots averaging 3204 square feet within the project area and widely interspersed among larger city-held parcels would give way to a much smaller number of large more regularly shaped parcels under joint control of the Applicant and the City.

Once the 121A approval is obtained, and the assembly process in underway, it is contemplated that the city and the applicant would convey their parcels for eventual ground lease to developers of combined sites according to an agreed-upon developer designation process.

(h) The Applicant does not currently contemplate demolition or rehabilitation which would result in relocation. Any homeowners who, due to their proximity to vacant land, wish to have their property included in the development program, the Applicant would then file an amendment to this Application.

FINANCIAL INFORMATION

4. Financial Information

(a) The structure of the Project, as described above, will be for the applicant to assemble parcels by purchase and/or option and by eminent domain where necessary, and then to lease the parcels to developers which the Applicant designates according to a process which has the participation and approval of the City.

The financial and legal arrangement between the Applicant and individual developers will be a ground lease with a large initial payment to offset the cost of assembly, and a smaller annual payment each year for the balance of the term.

The historical value of the 121A status up until the early 1980's had been the ability to negotiate a low and stable tax arrangement. Since the advent of 100% valuation, proposition 2-1/2 and classification, the benefit of a reduced tax status is no longer obtainable. The tax arrangement proposed in this application is intended to approximate the result of the normal assessor's process by relying on the 10 per thousand valuation as required in M.G.L. Ch. 121A Section 10 as the primary source of revenue, and supplementing it with an agreed upon definition of income for the excise portion of Section 10 to provide the balance of what 100% valuation at the current tax rate would otherwise bring to the City.

The primary financial advantage of proceeding with Chapter 121A status is to enhance the value of the land sufficiently to permit it to support development which can be underwritten by state and federal debt and subsidy sources and become financially feasible. The current patchwork arrangement of land holding would not, in the Applicant's opinion, support development which could obtain an adequate mortgage commitment, or equity investors, or subsidy commitments.

The individual developments on the assembled parcels are expected to resemble quite closely the typical "pipeline" of projects which have been developed on public sites in Boston over the past few years. Examples include the BRA's SENHI projects and several PFD projects, including Brooks School and the Bulfinch School project.

In each case, the primary elements include for rental or co-op housing, SHARP, MHFA first mortgage, Section 8 and 707 certificates, City of Boston Linkage, and syndication proceeds from equity limited partners. Homeownership developments rely primarily on Linkage, HOP from EOCD, First-Time Homebuyer MHFA Mortgages, and sales of units at cost to the Boston Housing Authority.

The ownership structure will depend on the individual development team assigned to each parcel. Conventional developments are expected to form partnerships. A community-based nonprofit would be expected to form a subsidiary to act as general partner in a limited partnership for rental housing, or to act as developer in for sale housing.

The Applicant will function as lessor on the ground lease. The ground lease will function in effect as a regulatory agreement to insure that use and benefit requirements are adhered to in each development.

(b) As described in general terms above, the method of financing each individual development will depend on the nature of the development entity, and whether the long term use is as rental housing, cooperative housing or homeownership. A statement of sources and uses for a prototypical 500 unit project of each type is included in the following pages.

The cost of newly constructed housing in the project area is expected to be a minimum $129,000 per unit for approximately 500 units or $64,500,000. In addition, commercial development of stores and community space are expected to cost at least $1,500,000 (25,000 sf at $60/sf).

In addition, improvements to the public ways including paving, curbs, sidewalks and at least some repair and upgrading of utilities are anticipated. The cost of public improvements has not yet been estimated.

(i) Corporate Structure

The Applicant will form a M.G.L. Chapter 180 nonprofit corporation with a membership consisting of nine voting persons and two non-voting persons. The members shall be named as follows:

- The person who at any time holds the office of President of DSNI shall serve as a voting member;

- The full Board of Directors of DSNI shall have the power to name five additional voting members, at least two of whom shall be residents of the DSNI target area;

- The Mayor of Boston, the City Councilor for the Seventh District and the Roxbury Neighborhood Council shall each appoint one voting member all of whom shall be residents of the DSNI target area; and

- The State Senator for the 2nd Suffolk Senatorial District and the State Representative for the 5th Suffolk House District shall each appoint one non-voting member.

These members shall each serve until their successors are appointed by the respective appointing authorities.

The membership shall also serve as the members of the Applicant's Board of Directors with the same voting or non-voting status as they have as members. The Board of Directors shall elect its officers who shall serve until their successors are elected.

(ii) (iii) and (iv) The amounts, terms and conditions of financing will be worked out in conjunction with more specific plans to be prepared for City and Applicant approval by each designated developer for the individual parcels. The prototype pro-forma provided as Exhibit I at the end of this section is indicative of the arrangements the Applicant expects.

(v) The Applicant corporation as a Chapter 180 corporation will not issue stock or other securities.

(vi) The only beneficial interests to be created in the project will be those which are held by the development teams designated for each assembled development parcel. This process will include City participation and involve approval of all principals.

(c) Appendix 16 includes a recent list obtained from the Treasurer-Collectors' Office of all outstanding Municipal Liens within the project area.

(d) Pursuant to contract under Section 6A of Chapter 121A the Applicant will make the following payments to the City of Boston, less urban redevelopment excise tax amounts due to the Commonwealth of Massachusetts, for each development parcel:

1. During construction $.30/sf will be paid annually from the commencement of each lease to project completion on a prorated basis.

2. After each project is built $600/dwelling unit will be paid annually for as long as the Applicant remains the owner of the leased land.

Specific years of payments will be determined by the actual schedule of individual parcel development and will be identified at the time of developer designation.

(e) No request for an extension to the 15-year period of property tax exemption is made.

HIBIT I

NANCING PROFORMAS
OTOTYPE DEVELOPMENT 500 UNITS
88

velopment Proforma

			TOTAL
QUISITION COSTS per unit @	$5,000		$2,500,000
NSTRUCTION COSTS			
otal New Construction			48,793,000
Average GSF/Unit	1,207		
Constr. Cost/GSF	$80.85		
NERAL DEVELOPMENT COSTS			
rch/Eng @	5.62%	2,742,200	
gal/Consulting	4.00%	1,951,700	
urveys, Eng., Clerk,etc.	2.50%	1,219,800	
dg. & Misc. Permits	1.50%	731,900	
xes/Insurance, etc.		0	
tle and Recording	0.40%	195,200	
SUBTOTAL			6,841,000
NANCING COSTS			
nstruction Interest		2,365,100	
Period (mos's)	14		
Principal	53,000,000		
Annual Interest	8.50%		
Average % outstanding	45.00%		
nancing Fee 2.0% max. loan		1,060,000	
SUBTOTAL			3,425,100
NTINGENCY as % of Constr.	5.00%		2,439,700
NSOR DEVPT FEE per unit	1000		500,000
TAL CASH DEVELOPMENT COSTS			$64,500,000
SH DEVELOPMENT COSTS PER UNIT			$129,000

HIBIT I

OTOTYPE DEVELOPMENT 500 UNITS

urces of Financing
88

		COOP 125	PRIVATE 250	PUBLIC 125	TOTAL 500
NSTRUCTION SOURCES	INT. RATES				
BG Grant	-	375,000	1,375,000	2,000,000	3,750,000
using Innovation Fund	-		2,500,000		2,500,000
FA Tax Exempt	9%	12,500,000	25,000,000	5,500,000	43,000,000
t Syndication Proceeds	-	3,250,000			3,250,000
nkage Proceeds (Cash)	-			2,000,000	2,000,000
ty Loan with L.C.	5%		3,375,000	6,625,000	10,000,000
TOTAL		$16,125,000	$32,250,000	$16,125,000	$64,500,000
KE-OUT/PERMANENT SOURCES					
BG Grant			1,250,000		1,250,000
using Innovation Fund			2,500,000		2,500,000
FA Multi-Family		12,500,000			12,500,000
FA Single Family			20,000,000		20,000,000
rchaser Down Payments			1,750,000		1,750,000
A Purchase Proceeds				12,500,000	12,500,000
Syndication Proceeds		3,250,000			3,250,000
nkage Proceeds (Cash)			2,000,000		2,000,000
idge Loan Repaid by Linkage		375,000	4,750,000	3,625,000	8,750,000
TOTAL		$16,125,000	$32,250,000	$16,125,000	$64,500,000

HIBIT I

OTOTYPE DEVELOPMENT 500 UNITS

neownership Affordability Analysis
88

TAL HOUSING EXPENSES

and 3-Bedroom Townhouses (Average Expenses)

les Price @	$92,000
rtgage @2	$80,000
BG Funds	$5,000
wn Payment of	$7,000

	Per Month	Annual
rtgage Payments (P&I; assumes HOP)	$479	$5,748
ound Lease Payment	$50	$600
ndominium Fee (excluding utilities)	$150	$1,800
neowner and condominium nsurance estimate	$31	$372
TAL P.I.T.I. plus condo fees	$710	$8,520
timated Utilities	$67	$804
TAL HOUSING EXPENSES	$777	$9,324

mum Qualifying Income @ cluding utilities)	33%	$25,818
mum Income as % of 4-person median		69%
imum Allowable Income		$34,000
cent of Median		91%

ital Affordability Analysis

it Size	2-Bedroom	3-Bedroom	4-Bedroom
-Certificate ental Rate	$630	$700	$701
imum Income 30% of Rental Rate	$25,200	$28,000	$28,040
cent of Median	75% (3-person)	70% (5-person)	69% (7-person)

HIBIT I

OTOTYPE DEVELOPMENT 500 UNITS

mary Limited Equity Cooperative Proforma
38

EDULE (Unit type and monthly payments)

	LOW-INCOME (SEC.8) UNIT #	RENT	MODERATE/MARKET UNIT#	RENT	TOTAL
edroom	35	$759	15	$640	50
edroom	35	$948	20	$775	55
edroom	5	$1,020	15	$771	20
AL	75	$64,845	50	$36,665	125
cent	60%		40%		
SS ANNUAL RENTS		$1,218,120			

AL UNITS	125	
UAL GROSS RENTS		$1,218,120
ANCY @	5%	(60,906)
ECTIVE RESIDENTIAL INCOME		$1,157,214
CELLANEOUS INCOME		
ndry per unit per month @	$3.00	4,500
AL MISCELLANEOUS INCOME		$4,500
AL EFFECTIVE RENTAL INCOME		$1,161,714
IE RENTAL ASSISTANCE		
(HARP +R-DAL) per unit	$6,775	846,875
AL EFFECTIVE INCOME		$2,008,589
UAL OPERATING EXPENSES		
per unit	$4,400	(550,000)
OPERATING INCOME		$1,458,589
T SERVICE PAYMENTS		(1,326,000)
1 NET CASH FLOW (10% OF D.S.)		$132,600

FINANCING TERMS AND ANALYSIS

al Interest	10.00%	(includes override of .75%)
al Constant	10.6080%	
mum Payment	$1,326,000	
mum Mortgage	$12,500,000	
rage Ratio	1.10	
(years)	30	

DEVELOPMENT SCHEDULE

5. Development Schedule

Progress To Date

The process of redevelopment of the project area has already begun. The Dudley Street Neighborhood Initiative (DSNI) contracted in 1986 with DAC International to produce a master plan for the entire Dudley Street Neighborhood. This plan was completed in September of 1987 and is included in the supplemental materials to this application.

The master plan identified the project area as the prime target for redevelopment and provided specific information about demographics, uses and redevelopment options. Building on this work, DSNI has taken several subsequent steps in the 10 months since the report was completed.

- It has obtained a $1,000,000 commitment from Consumers United Insurance Company for the purchase of parcels in the project area (see Appendix 5).

- It has identified most of the land owners of vacant sites in the project area who can be reached and has discussed the prospect of acquisition with owners of key sites.

- It has come to an understanding with the staff of the Public Facilities Department on an overall strategy for the area which involves the acquisition of the privately-owned vacant sites, and the designation of the Applicant to receive the adjacent publicly-owned sites so that developer designation can proceed.

- It has retained Greater Boston Community Development, Inc. as its development consultant to structure the planning process and to assist in implementation.

- It has retained Rackemamn, Sawyer and Brewster to provide legal services in connection with the redevelopment process.

- It has been awarded $50,000 by the Challenge Grant Program of the Massachusetts Housing Partnership, acting through the Executive Office of Communities & Development, to assist in the implementation of the revitalization plan.

- In conjunction with the City of Boston Public Facilities Department, an application for $700,000 in funding from the Department of Environmental Management's City and Town Commons Program has received preliminary approval for the first phase of the development of town commons at the Dudley/Hampden Streets and Dudley St./Blue Hill Avenue intersections (see Appendix 5).

- It has submitted a proposal to the Ford Foundation for a Program Related Investment of $1.5 million to be used in the acquisition of the privately owned lots.

- It is having ongoing discussions with the George Robert White Fund regarding the prospect of funding for a neighborhood center to serve Dudley residents.

- It is having ongoing discussions with Local 26 - AFL-CIO of the Hotel, Restaurant, Institutional Employees Bartender's Union regarding the use of $11 million in Union pension funds to help finance the development of housing in the Dudley Triangle and/or the siting of a Union sponsored housing development in the area.

Future Steps

(i) To insure that negotiations for site control of over 100 small individual parcels proceed quickly and efficiently, it is essential to secure eminent domain authorization prior to engaging each party. Also, for parcels with no known owner that are not high priority tax title cases, or where the tax title process and redemption period would take more than a year to complete, no alternative exists for timely site assembly. Thus, obtaining authorization for eminent domain takings is the next step, and it would appear that the BRA could choose to grant this authorization in September, 1988.

(ii) Once the authorization is granted, then eminent domain proceedings would be organized and started pursuant, in most cases, to Chapter 80A on all tax delinquent parcels, and others for which the Applicant is unable to discover, despite its best efforts, any active owner.

The purpose of this first step is two fold; first, it assures that a large number of parcels are acquired without unnecessary and lengthy delay; and second, it establishes a benchmark of value against which later contested takings will be judged for value. This taking process would occur in the period October - December 1988, with results for all uncontested parcels by January 1989.

The purpose for using Chapter 80A for the taking is that it permits the Applicant to discover prior to incurring an irreversible obligation what the cost of each parcel will be. If the outcome is uneconomic, the Applicant can decline a particular parcel, only paying the Owners' court costs.

(iii) Simultaneously, beginning in the North of the Project Area, the Applicant will approach each Owner who is able to be contacted, and attempt to negotiate a mutually acceptable agreement to purchase the land. This process will be facilitated by the use of Section 1033 of the Internal Revenue Code providing tax deferral for those who reinvest their gain in similar property. Wherever possible, the purchase agreements will be assignable options with two or three year terms to enable the cost to be postponed until construction closing by the designated developer. Where this is not possible, a limited number of purchases will be made using Consumer United Funds and negotiated purchases will occur between September 1988 and January 1989.

(iv) For key parcels where active owners are not prepared to make a reasonable arrangement, a second set of eminent domain takings will be initiated with the expectation that the first group will have reached or be nearing completion so that some favorable comparables will be available prior to completion of the second set. The period for this activity will be January to May, 1989.

Some parcels in the project area will be left for a later point in the effort to ensure that enough funds are available to complete any necessary takings, and to communicate to the less willing owners of non-key parcels that they must contemplate the prospect of being left out of the development effort altogether.

(v) Subsequent to the taking of tax title and uncontested parcels, and the negotiation of agreements with willing owners, the Applicant would work with the City to identify development parcels consisting of public land and newly acquired or optioned private vacant land, and proceed to designate developers for the parcels. This process would begin in the North of the project area and proceed Southward in pace with the private vacant site acquisition program outlined in steps 2-4.

Lack of resolution on one or two smaller lots within the redevelopment parcel would not obstruct developer designation.

It is expected that developer designations would occur beginning in March of 1989, and continue for approximately 15 months thereafter.

(vi) Developers would be required to participate in a process which would be modeled after those currently in use by PFD and the BRA which involve initial or tentative designation, and then agreement at successive stages on the content, timing, costs and uses of the proposed developments. The initial designation would include clear and specific guidelines regarding proposed uses, density, amenities, and compatibility with surrounding existing uses.

(vii) Based on recent experience in Boston, it is expected that approximately 12-21 months will elapse between developer designation and ground breaking. Thus, it is expected that construction starts will occur beginning in March of 1990 and continuing until March of 1992.

(viii) Construction completion and occupancy are expected to occur on the average 12-18 months subsequent to the start of construction, or from March 1991, until September of 1993.

PUBLIC USE AND BENEFIT

6. Public Use and Benefit

The proposed Project constitutes a public use and benefit for the following reasons:

(a) The Project is consistent with the overall planning and development objectives of the City of Boston with respect to the Roxbury/North Dorchester section of the City which has over half the vacant publicly-owned land in Boston. The City of Boston has committed substantial staff and agency resources to the development of revitalization plans for the area. The Public Facilities Department (PFD) has been engaged in a cooperative planning effort with the Dudley Street Neighborhood Initiative (DSNI) concerning the re-use of the almost 1.2 million square feet of vacant land in the Dudley Triangle; half of it is owned by the City. Also, the Inspectional Services Department has prioritized the pick-up of abandoned cars in the area and the cleaning of vacant lots.

(b) The Project will eliminate the blighted, substandard and/or decadent conditions in the Project Area and surrounding community through its reconstruction, rehabilitation and improvement as previously described in Section 3. The redevelopment effort contemplated will bring the Project Area into compliance with applicable health, safety, and building codes, eliminating the blighted, substandard and/or decadent conditions in the Project Area.

(c) The Project is clearly supported by the residents of the Project Area who have been actively involved in the revitalization planning for the Area. Much of this participation has been under the auspices of the DSNI. DSNI is a consortium of community residents, agencies, businesses, churches and concerned citizens from the Project Area who joined their efforts in an attempt to reverse the years long decline of the Dudley Neighborhood. DSNI obtained foundation funding to hire a consultant, DAC International, to assist the residents in formulating a redevelopment plan for the Dudley Neighborhood which reflected the needs and aspirations of the predominantly low and moderate income populace. After a nine month planning process in which more than 200 community residents participated, a plan for the re-birth of Dudley was ratified by the community, supported by the Mayor's Office and became a catalyst for the planning effort undertaken with the Boston Redevelopment Authority and the Public Facilities Department.

Because of the broad-based support throughout the community and the public sector, the Public Facilities Department has agreed to work with the community, through DSNI, to develop a revitalization strategy which combines the city-owned land with privately-held land in order to create developer parcels within the Dudley Triangle.

Over the past two months, DSNI has held a series of neighborhood meetings to inform the residents of plans to submit an application for the establishment of a 121A corporation. These meetings were attended by over 150 residents.

(d) The anticipated impacts from the Project are sufficient to warrant the granting of 121A status for several reasons. First, the intention of the Applicant is to increase the supply of decent, safe, sanitary and affordable housing for low and moderate income persons and families in the Project Area. Second, the Applicant is committed to increasing employment opportunities for residents of the Project Area and the City of Boston and will, to the best of its ability, grant preference in hiring to residents of the Area and the City; subject to applicable City and State Laws. In addition, the development of this Project may serve as a catalyst for increased private development initiatives in the neighborhood and surrounding area. Furthermore, the Project, is intended to prevent the displacement of existing residents and provide housing options for low and moderate income families despite upwardly rising market costs of housing in the Area and the City. Finally, the proposed plans for the Project which entail the implementation of a master plan for the more than 30 acre site will result in the development of an economically integrated residential and mixed-use community with significant capital monies targeted to the area, and amenities, such as a Town Common, green and open space dispersed throughout the residential area and a planned "town center" with increased commercial and community space, greater than those which would normally result from projects intended for low and moderate income residents without the benefit of 121A status and other government assistance.

(e) The scale of the development activities contemplated for the Project Area will have a significant environmental impact on traffic and parking in the immediate and surrounding areas. These impacts will be mitigated in part by the comprehensive nature of the planning process which will fully integrate pedestrian and vehicular circulation, open space and parking into the master plan for the Area. As part of the planning process, traffic and parking consultants will work with the appropriate City and State agencies.

WHY PROJECT NEEDS CHAPTER 121A

7. Why Project Needs Chapter 121A Aids

The project area known commonly as the Dudley Triangle, is a textbook example of urban blight within the meaning of the statute. The specific criteria mentioned in the statute are largely applicable to the project area. They are detailed in Sections 2(b) and 3(a) of this application. Appendix 4 includes the documentary evidence.

The central argument for the finding that government intervention is required is that the combined effects of a weak market and highly fractionated patterns of ownership cannot be overcome any other way.

JOBS -- RESIDENT PREFERENCE

8. Jobs -- Boston Resident Preference

All applicable Boston resident requirements for contracting and employment will be met or exceeded by the Applicant and each designated developer including those which have been adopted since the drafting of the BRA 121A Rules and regulations.

AFFIRMATIVE ACTION

9. Affirmative Action

All current applicable non-discrimination and affirmative action requirements of the City of Boston will be met or exceeded by the Applicant and each designated developer.

EXECUTED AS A SEALED INSTRUMENT THIS 19 day of August, 1988

DUDLEY NEIGHBORS, INC.

BY Della Jones, Clerk
Della Jones, Clerk

COMMONWEALTH OF MASSACHUSETTS

Suffolk, s.s.

Then personally appeared before me the above named Della Jones, Secretary of Dudley Neighbors, Inc., duly authorized, who being duly sworn, made oath that to the best of her knowledge and belief the statements contained in the foregoing Application and the Exhibits included in it are true.

Notary Public
My Commission Expires: 9/16/88

CERTIFICATE OF VOTE

At a duly called special meeting of the Directors of Dudley Neighbors Incorporated held at 385 Dudley Street, Roxbury, Massachusetts on Thursday, August 18, 1988, at which meeting all Directors were present and acting at all times, it was, upon motion duly made and seconded, unanimously:

VOTED: To authorize and direct the President, Che Madyun, and the Treasurer, Paul Yelder, acting together or individually, to execute on behalf of the corporation and make oath to an application to the Boston Redevelopment Authority pursuant to Rule 2 of the Authority's Rules and Regulations Governing Chapter 121A Projects in the City of Boston in connection with the rehabilitation and provision of land for low and moderate income housing in that part of Boston known as Roxbury and contained within the boundaries of the two parcels described in Appendix A affixed hereto ("the Project").

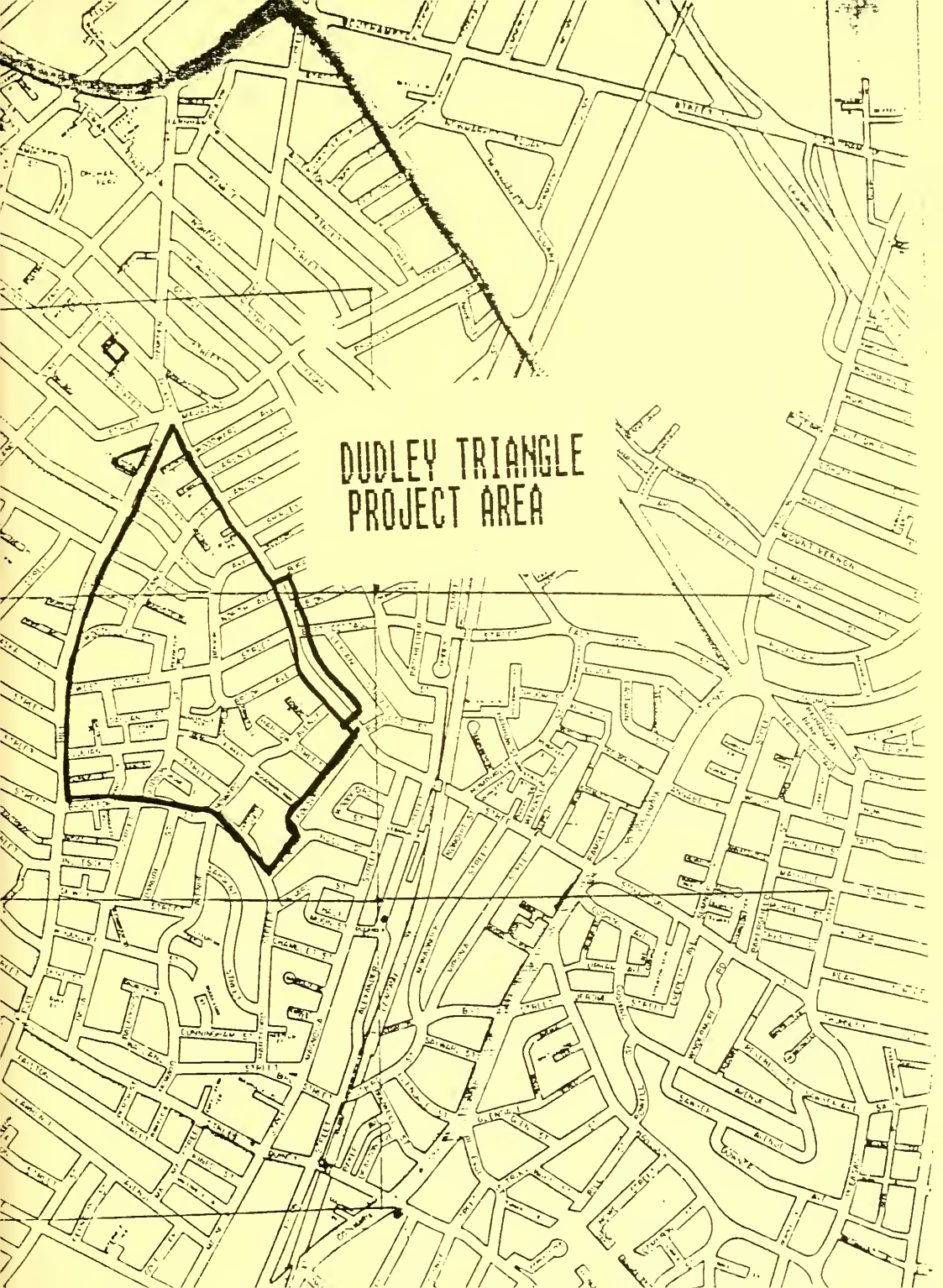
VOTED: To further authorize and direct said officers, acting together or individually, to execute on behalf of the corporation all other applications, contracts, agreements and other instruments relating to the Project, which in the opinion of one or both of said officers are appropriate and helpful toward the achievement of the Project.

A true copy.

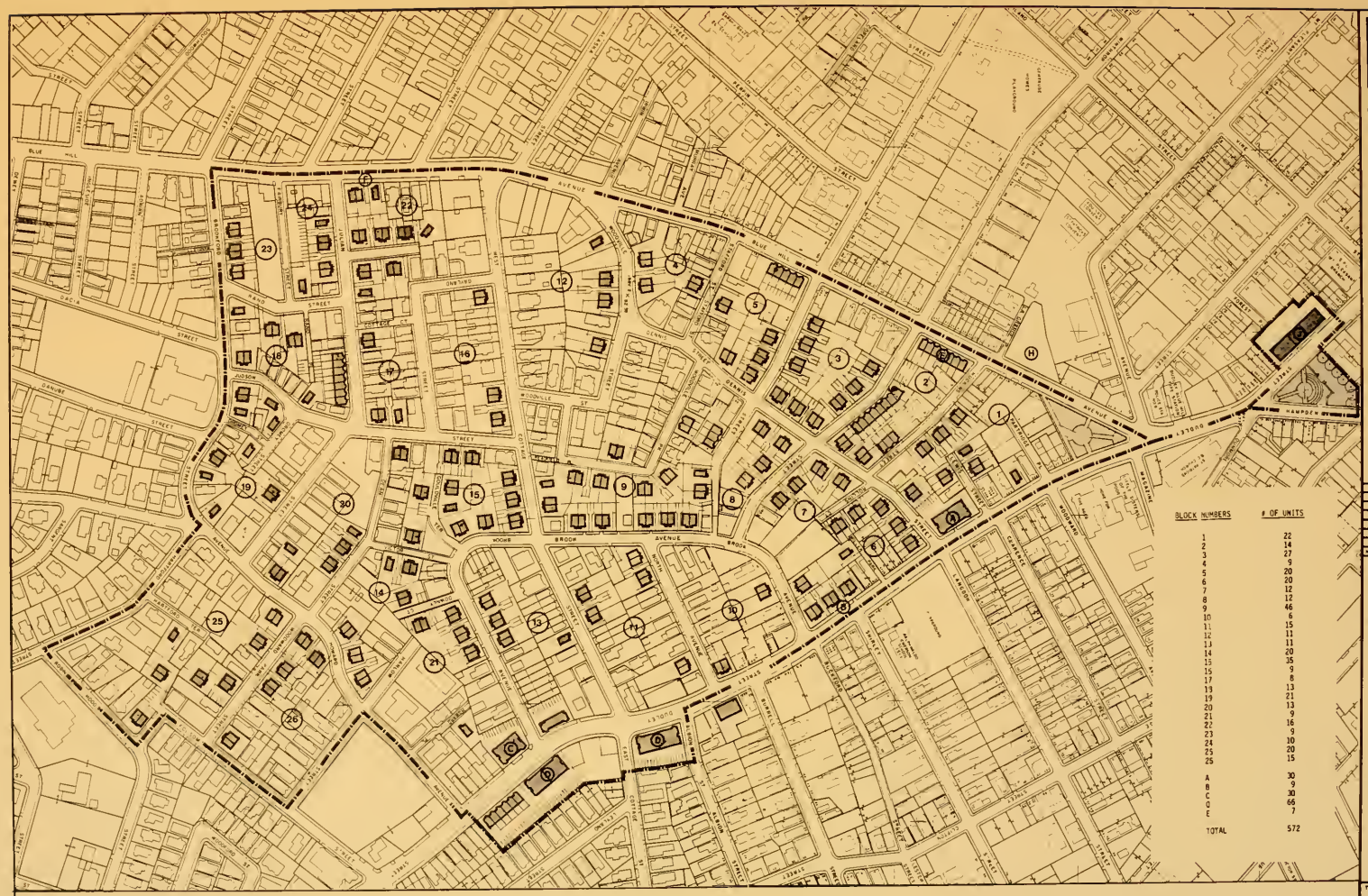
ATTEST this 18th day of August 1988: s/ Della Jones

Della Jones
Clerk

MAP OF THE PROJECT AREA


DUDLEY TRIANGLE
PROJECT AREA

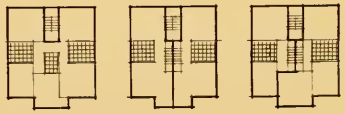
SITE PLAN



BLOCK NUMBERS	# OF UNITS
1	22
2	14
3	27
4	9
5	20
6	20
7	12
8	12
9	46
10	6
11	15
12	11
13	11
14	20
15	35
15	9
17	8
19	13
19	21
20	13
21	9
22	16
23	9
24	10
25	20
25	15
A	30
B	9
C	30
D	66
E	7
TOTAL	572

BUILDING TYPE DIAGRAMS

TOWNHOUSE



TRIPLEX

DUPLEX

MIDRISE

CPF
DOMENECH & HICKS, INC.
ARCHITECTS

155 Massachusetts Ave
Boston, MA 02115
617-267-6710

No.	Date	Revision

DUDLEY STREET NEIGHBORHOOD INITIATIVE

Title
THE DUDLEY TRIANGLE
SITE PLAN

Scale 1"=100'

N

Drawn By MC

Checked By

Drawing No.

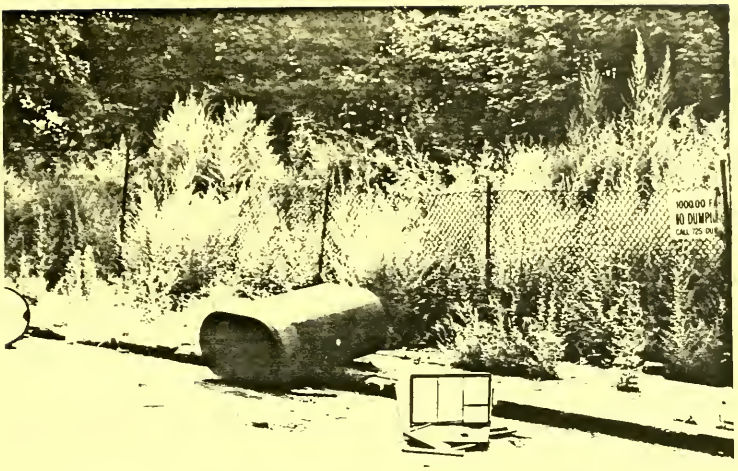
Job No. 8617

Date 8-14-00

DRAWINGS

SEE APPENDIX 2

EVIDENCE OF BLIGHT SUBSTANDARD CONDITIONS, DECADENCE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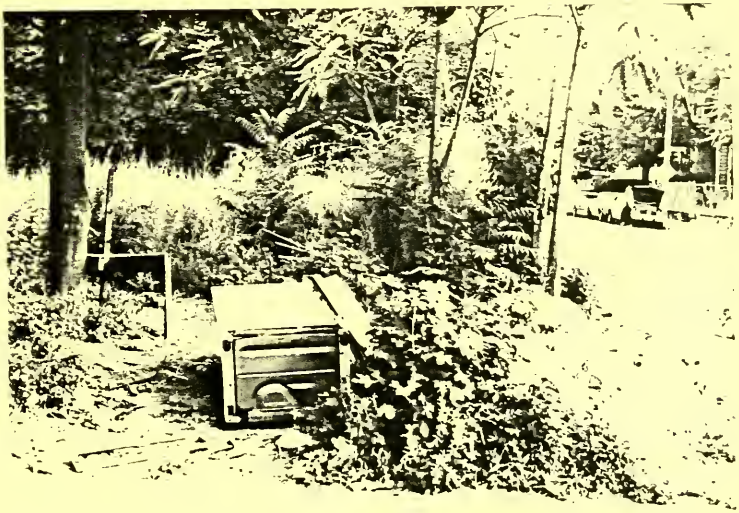

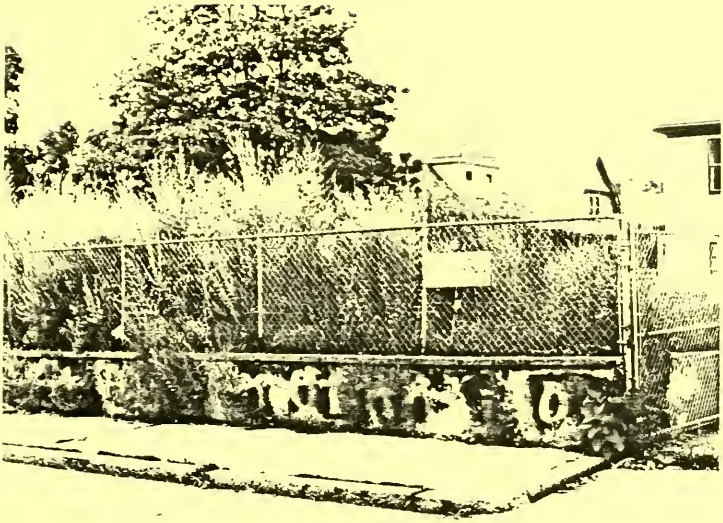

PROOF OF FINANCIAL COMMITMENT

ACQUISITION AND DEVELOPMENT AGREEMENT

This agreement is made and entered into this 29th day of June, 1988 by and between CONSUMERS UNITED INSURANCE COMPANY ("CUIC"), a Delaware Corporation and DUDLEY STREET NEIGHBORHOOD INITIATIVE ("DSNI"), a Massachusetts not-for-profit corporation.

WITNESSETH:

WHEREAS, CUIC and DSNI desire to work together to facilitate the development of real property, located in the area of Boston, Massachusetts outlined on the map attached hereto and marked Exhibit A, to serve as a model of creative neighborhood development; and

WHEREAS, in order to accomplish this goal, CUIC will purchase or will assist DSNI or its designee to purchase the real property, and subsequently DSNI will cause to be constructed multiple use and/or residential developments thereon; and

WHEREAS, it is the intention of the parties to perform their respective responsibilities in an economically efficient and businesslike manner;

NOW THEREFORE, the parties agree as follows:

1. DSNI shall submit written proposals to CUIC indicating the parcel or parcels of property it recommends for purchase at a particular time; said proposals shall be accompanied by current appraisals (no older than sixty (60) days of "as is" market value, based on highest and best use. To be acceptable, the appraisals must be performed by one or more appraisers who have been approved by CUIC prior to their work. Qualifications of the appraiser(s) shall be submitted to CUIC no less than ten (10) days prior to the date of the appraisal and CUIC must have given its written approval of any appraiser prior to the appraisals.

2. CUIC shall purchase outright, or provide a 75% loan for property which as DSNI deems appropriate for the project, and which is located within the boundary shown on Exhibit A. In the event CUIC purchases property outright, then simultaneously with the purchase of the property, CUIC shall execute a lease with an option to purchase in favor of DSNI or its designee for the original purchase price plus interest, for a term of two years, lease payments to be in an amount equal to a return on CUIC's investment equal to the prime rate established by City Corp Bank of New York, payable monthly, plus any real estate taxes and/or assessments. After execution of the lease and subject to its provisions, DSNI shall have control over the site for the purpose of development planning.

3. In the event DSNI or its designee purchase the property, CUIC shall lend 75% of the appraised value of the property, secured by a first mortgage on the property for a term of two years and at monthly interest as set in paragraph 2 hereof. Such mortgage shall provide CUIC with the right of foreclosure and sale at the expiration of the term.

4. In the event DSNI cannot make the monthly interest payments described in paragraphs 2 and 3 hereof, other property can be offered for collateral to enable CUIC to accrue the interest due on a monthly basis. CUIC must be given a first lien position in the property offered for collateral. Such other property shall be subject to CUIC's approval, and appraisals as described in Section 1 of this agreement must be submitted for each such proposed property. After the expiration of the term of any lease with option to purchase, or anytime before, DSNI may purchase the property. If DSNI does not exercise the option as provided therein, the option shall expire and CUIC shall be free to sell the property. If CUIC sells the property it purchased for DSNI after the option expires, Upon receipt of the original purchase price, plus the interest due, CUIC will release any property held for collateral. In the event that, upon the sale of the property, CUIC does not receive full compensation, any property offered for collateral shall be sold at CUIC's discretion in order to make up the gap in the compensation due CUIC. CUIC will deduct any remaining balance due CUIC after the sale of the original property, plus expenses it incurs in such a sale, and pay the balance to DSNI.

5. In the event DSNI or its designee obtains title to the property by eminent domain, CUIC agrees to provide a loan commitment for 75% of appraised value, or 75% of value as determined by a court of competent jurisdiction, such commitment to be valid for four years.

6. All costs of planning, site development, permits, appraisals and all other costs of the development shall be borne by DSNI or its designee.

7. This agreement shall terminate on the happening of the earliest of the following events: upon the termination of all leases with option to purchase or loan agreements entered into pursuant hereto, whether by expiration, exercise of the option, default or otherwise; upon the nonoccurrence of any condition precedent or the breach of any provision continued in this agreement.

8. Except for DSNI's right to designate a purchaser other than itself of parcels covered by this agreement, no right, benefit, or advantage inuring to any party pursuant to this agreement, and no obligation or liability undertaken by any party pursuant to this agreement, may be assigned without the prior written approval of the other party.

9. The covenants provided in this agreement shall be binding upon and inure to the benefit of the successors of the parties.

10. All notices required or permitted under this agreement shall be in writing, addressed as follows:

If to DSNI: Gerald Sims
Dudley Street Neighborhood Initiative
385 Dudley Street
Roxbury, MA 02119

Copy to: Peter Munkenbeck
GBCD, Inc.
79 Milk Street
Boston, MA 02109

If to CUIC: Consumers United Insurance Company
2100 M Street, N.W., Suite 200
Washington, D.C. 20037
Attention: Mr. Philip Johnson

IN WITNESS WHEREOF, this Agreement has been executed and delivered by the parties hereto as of the date first above written.

Witness: _____

CONSUMERS UNITED INSURANCE COMPANY

By: _____

Its: President

Witness: _____

DUDLEY STREET NEIGHBORHOOD INITIATIVE, INC.

By: _____

Its: President

3265A

RAYMOND L. FLYNN, MAYOR

PUBLIC FACILITIES DEPARTMENT

August 17, 1988

Gerald Simms
Dudley Street Neighborhood Initiative
385 Dudley St.
Roxbury, MA 02119

Dear Mr. Simms:

I am very pleased with the positive relationship we have established with the Dudley Street Neighborhood Initiative (DSNI) in the past year working to develop a comprehensive plan for revitalization of the Dudley Triangle area. The Triangle includes close to half a million square feet of the city's Project 747 vacant land inventory and is a top priority on our agenda to create new affordable housing in the City of Boston.

The success of this unique plan will depend upon the combined resources and talents of the City and DSNI. PFD will consider its full range of city, state and federal subsidy sources to help support the new development. These programs include: LEND, the Homeownership Opportunity Program, 707 rental subsidies, 705, SHARP, and linkage funds.

We are concerned about the recent budget cutbacks in state programs and do not yet know their full impact on our projects. Given our past successes, however, we are confident that by working in partnership with DSNI, we will be able to take maximum advantage of the financing which is available. We will also be happy to support DSNI's efforts to seek the additional private funding which will be needed to reach desired affordability goals.

PFD has an existing track record of investments and other commitments to support new development in and around the Triangle area. We have assisted the construction of 70 new units of housing with 20 special need and very low income units and have made requests to the Department of Public Works and the Capital Plan for infrastructure improvements to support the current and anticipated development.

We have applied to the state to fund a new Dudley Town Common to be a focal point for the Triangle neighborhood and have approached the George Robert White Fund to create a new Dudley Community Center to meet local social service and recreational needs. Recently, we also supported DSNI's application to the state arts lottery for a mural project in the Town Common area.

LISA G. CHAPNICK, DIRECTOR—15 BEACON STREET, BOSTON, MASSACHUSETTS 02108 (617) 720-4300

In sum, PFD has significant interests in the Dudley Triangle. With close to 50 percent of the 747 vacant land located here, this area will be a major priority for our department in the next few years. I look forward to the opportunity to work together to implement fully the proposed bold and ambitious program to redevelop this neighborhood.

Sincerely,

Lisa J. Chapnick

Lisa Chapnick
Director

4130R

Commonwealth of Massachusetts
Executive Office of Environmental Affairs
Department of Environmental Management

225 Friend Street
Boston
Massachusetts 02114
617-727-3160

Division of Planning & Development

August 12, 1988

Peter Medoff
Executive Director
Dudley St. Neighborhood Initiative
385 Dudley
Boston, MA 02119

Dear Peter,

I am writing in response to our phone conversation of a few days ago concerning the proposal City and Town Commons Program project at the intersection of Dudley St. and Blue Hill Ave.

As you know this project is one of 45 finalists selected from a field of 75 higly competative preliminary applications which were submitted to the Department of Environmental Management in March of this year. The choice of finalists was a difficult one to make. However, as the Department indicated in our letter to Mayor Flynn informing the City that the Dudley St. proposed had been selected as a finalist, we are pleased to have a chance to make an impact in one of Boston's neediest neighborhoods by contributing to such a soundly conceived plan as the one backed by the Dudley St. Neighborhood Initiative appears to be.

As I mentioned, to you DEM plans to award approximately 30 grants during this round. So a result of the consultation of CTC staff with the City and your organization and our visits to the site, it does appear that the City's final proposal could be very competitive.

Sincerely,

C Greene

Chris Greene, Director
Office of Cultural and Historic Landscapes

CG/no

DRAFT 6A CONTRACT

DUDLEY NEIGHBORS INCORPORATED

Contract Required by Section 6A
of Chapter 121A of the General Laws

AGREEMENT made this day of , 1988, by and between DUDLEY NEIGHBORS INCORPORATED, organized pursuant to Massachusetts General Laws, Chapter 180 (the "Owner"), and the CITY OF BOSTON, a municipal corporation of the Commonwealth of Massachusetts (the "City"), acting under Massachusetts General Laws, Chapter 121A, Section 6A and every other power and authority hereto enabling.

WITNESSETH THAT:

WHEREAS, there has been filed on behalf of the Owner with the Boston Redevelopment Authority of the Commonwealth of Massachusetts (the "Authority") an Application dated , 1988 (the "Application") under the provisions of Massachusetts General Laws, Chapter 121A, as amended, for approval of a project situated in the City of Boston to undertake and carry out the acquisition and leasing of vacant parcels in the area described in Appendix A hereto for the construction of housing for low and moderate income persons and families (the "Project"), which Project was approved by vote of the Authority on , 1988;

WHEREAS, the Mayor of the City of Boston approved the aforesaid mentioned vote of the Authority on , 1988; and

WHEREAS, the Certificate of Vote of the Authority and the approval of the Mayor of the City of Boston were filed with the office of the City Clerk on , 1988.

NOW, THEREFORE,

1. The Owner hereby agrees with the City as follows:

(a) To carry out the Project in accordance with the Application, the provisions of Massachusetts General Laws, Chapter 121A, as now in effect, the Rules and Regulations of the Authority, as now in effect, and the Minimum Standards for Financing, Construction, Maintenance and Management of the Project, all as set forth in the Report and Decision of the Authority approving the Project.

(b) To perform all of the obligations as Owner under the Regulatory Agreement required pursuant to the provisions of Massachusetts General Laws, Chapter 121A, Section 18C.

(c) To pay to the Commonwealth of Massachusetts, with respect to each year that this contract is in full force and effect, the urban redevelopment excise tax required under Section 10 of Chapter 121A, and with respect to such the parties contemplate and, accordingly, agree that:

(i) "gross income," as defined in the ninth paragraph of Section 10 of Chapter 121A, shall mean the rent payments under leases of vacant land by the Owner to developers from time to time who will construct housing upon the land;

(ii) "fair cash value," as set forth in the third paragraph of Section 10 of Chapter 121A, shall mean a valuation comparable to the valuation of other residential properties in the Dudley Triangle area (as described in Appendix A) and comparable neighborhoods, having in mind the effect upon property valuations of rental units restricted in part to low and moderate income tenants and, to the extent applicable, rental levels mandated by the United States Department of Housing and Urban Development and by other authorities and by lenders.

(d) To pay to the City of Boston, with respect to each of the calendar years or portions thereof that this contract is in effect as hereinafter defined in Section 8, (A) the amounts set forth in subsections (i) and (ii) below, LESS (B) the excise payable for the applicable period pursuant to Section 10 of said Chapter 121A.

(i) With respect to the period from the commencement date of a land lease of a particular portion of the Project area, the Owner will pay $.30 per square foot of that particular portion. which amount may be prorated on an annual basis over the period of time between the commencement date of the land lease and completion of the lessee's project on that particular portion of the Project area.

For purposes of this Agreement, the phrase "completion of the lessee's project" means certification of 100% completion from the appropriate funding source, i.e., HUD or FHA and occupancy of 90% of the dwelling units.

(ii) After completion of a project of a lessee the sum of $600.00 per dwelling unit in such project per year for as long as the Owner may own the leased property comprising such project.

Without limiting the foregoing, it is the intent of the parties hereto that the Owner shall for any calendar year discharge its contractual obligation pursuant to this contract prior to the distribution to the Owner of any return on its investment in the Project.

Any payments which may become due to the City of Boston on account of the provisions of this Section 1(d) shall be paid to the City of Boston on or before the first day of April of the year next following the year with respect to which such payment is made. Any overpayment applicable to one calendar year shall, at the election of the City, be either refunded or applied to reduce the payments due in the succeeding calendar years, except that with respect to the last calendar year in which the Project shall qualify for 121A, any overpayment by the Owner shall be refunded by the City. For purposes of this contract, an overpayment by Owner hereunder shall include any amounts paid by the Owner to the City of Boston as real estate taxes pursuant to Massachusetts General Laws, Chapter 59, with respect to the Project Area for any period during which this contract is in effect, whether assessed to Owner or to any predecessor in title of the Project Area.

Notwithstanding the foregoing provisions, (A) any payments due by Owner with respect to any calendar year pursuant to Section 15 of Chapter 121A, as now or hereafter in effect, shall reduce the payments due with respect to such calendar year pursuant to this Agreement, and (B) if Owner shall in any year pay to the Commonwealth of Massachusetts or any political subdivisions thereof, any excise or tax measured by the Owner's income from or investment in the Project additional to the excise provided for by Section 10 of said Chapter 121A as now in effect, the applicable amount stated in or computed in accordance with the preceding paragraphs of this contract shall be reduced by the amount of such additional excise tax.

Notwithstanding the above, the amount payable to the City under this Section 1(d) and any excise or tax payable to the Commonwealth of Massachusetts or any political subdivisions thereof, shall in no event exceed in any calendar year the amount which would have been payable to the City in taxes assessed on the real estate and improvements thereon and tangible personal property used in connection with the Project, had such real estate, improvements and tangible personal property not been exempted from taxation.

(e) To file with the Commissioner of Assessing, Collector-Treasurer's Office and the Authority within fifteen (15) days of the end of each calendar year during which this contract is in effect a statement of the income and expenses of the Project and the amounts invested in the rehabilitation of the Project.

(f) To file with the Authority, the Collector-Treasurer's Office and the Commissioner of Assessing within ninety (90) days of the end of each calendar year during which this contract is in effect an audited report, prepared by a Certified Public Accountant, consisting of a statement of all rental and other income, operating cost, construction and replacement cost, a statement of profit and loss for the 121A corporation, a balance sheet, and a statement of disposition of funds for the preceding calendar year, and a certified copy of the Owner's urban redevelopment excise tax return as submitted to the Department of Corporations and Taxation.

2. Furthermore, the City and/or the Authority can make an annual audit of all financial records pertaining to the operations of the Project under its 121A status and can engage the services of a private accounting firm to undertake such an audit at the reasonable expense of the Owner.

If the Owner is found to have deliberately withheld information on or misrepresented collection from the Project relative to its payments in-lieu-of taxes, the Owner will be required to pay all arrearages plus interest on that amount owed the City (with interest rate equal to the rate charged in delinquent property tax accounts by the City's Assessing Department), and in addition will be required to pay and/or reimburse the City for all expenses incurred as a result of the situation.

3. The Assessors agree at all times to cause information required to be submitted to the State Tax Commission under said Chapter 121A to conform to the provisions of this Agreement. In connection therewith the Assessors hereby determine, for the purpose of Section 10 of Chapter 121A and shall certify to the State Tax Commission and to the Owner annually for five years pursuant to the second paragraph of Section 10 of Chapter 121A, a fair cash value of the Project which shall not exceed (but may be less than) that amount which would result in an annual excise tax payable under Section 10 of Chapter 121A equal to the amount prescribed by Section 1(d) above, applicable to the year in question. The Assessors hereby determine, for the purpose of Section 10 of Chapter 121A and shall certify to the State Tax Commission and to the Owner annually for each succeeding

quinquennial period after the expiration of the five years described in the preceding sentence so long as this contract is in effect, a fair cash value of the Project, which amount would result in an annual excise tax payable under Section 10 of Chapter 121A equal to the amount prescribed by Section 1(d) above applicable to the year in question.

4. The obligations of the Owner under this contract are conditioned in all respects upon the issuance to them of all permissions, including without limitation the generality of the foregoing, all variances, permits and licenses which may be required with respect to the construction, maintenance and management of the Project, as specified in the Application or reserved therein, and the closing of the mortgage loan for the Project. The Owner shall not be held in any liable for delays which may occur in the construction, repair, maintenance or management of the Project, or otherwise, by reason of scarcity of materials or labor, labor difficulties, damage by fire or other casualty or any other cause beyond the Owner's reasonable control.

5. The Owner and the City further agree that without written approval of both parties any amendment, subsequent to the execution of this contract, of the provisions of Massachusetts General Laws, Chapter 121A, as now amended, or the rules and regulations and standards prescribed by the Authority now applicable to the Project shall not affect the Project.

6. If the Owner of any mortgagee of the Project proposes, acting either under the provisions of the last paragraph of Section 11 or under Section 16A of said Chapter 121A, to transfer the Project to a different entity, Sections 1(a) through 1(c) inclusive and Sections 3 through 8 inclusive of the contract shall, upon such transfer, be assignable to any transferee or, at the option of the Owner or mortgagee as appropriate, terminable by giving written notice to the City provided, however, that in the event of such assignment the assignee shall agree to such modifications in Section 1(d) hereof as may be required by the City. In the event of such termination the Owner shall be released from all obligations under this contract and under said Chapter 121A and at the time shall be divested of all powers, rights and privileges conferred by this contract and said Chapter 121A.

7. The provisions of this contract shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, executors, administrators, successors in office or interest, and assigns, except that nothing herein contained shall apply in the event a successor in interest elects under option 3 under the provisions of Section 16A of said Chapter 121A as now in

effect and that in case of a transfer or termination as contemplated by Section 6 of this contract, the Owner shall thereupon cease to be liable hereunder.

8. The term of this contract shall be for a period that would be conterminous with the HUD Subsidy Program or any similar or successor subsidy program. In the event that the Project ceases to be a totally subsidized project, then this contract will be null and void and a new 6A Contract will be entered into to reflect this change, or the property will be taxed on the basis of the fair market value at that time.

9. No General or Limited Partner of the Owner shall have any personal liability for the performance of the obligations of this corporation hereunder.

10. The invalidity or unenforceability of any clause, part or provision of this contract shall not affect the validity of the remaining portions thereof and shall not affect the validity of such clause, part or provision in circumstances other than those to which it is invalid or unenforceable.

EXECUTED as a sealed instrument the day and year first above written.

DUDLEY NEIGHBORS INCORPORATED

By:_____
, Treasurer

CITY OF BOSTON

By:_____
Raymond L. Flynn, Mayor

ASSENTED TO:

By:_____

Commissioner of Assessing

By:_____

Corporation Counsel

DRAFT REGULATORY AGREEMENT

DUDLEY NEIGHBORS INCORPORATED

REGULATORY AGREEMENT

Pursuant to Massachusetts General Laws
Chapter 121A, Section 18C

This Agreement is made this day of , 1988, by and between DUDLEY NEIGHBORS INCORPORATED, a Massachusetts charitable corporation organized pursuant to Massachusetts General Laws, Chapter 180 (the "Owner") and the BOSTON REDEVELOPMENT AUTHORITY (the "Authority").

WHEREAS, the Owner has filed with the Authority an application dated , 1988 (the "Application"), for approval under Chapter 121A of the Massachusetts General Laws as amended, to undertake and carry out the acquisition and leasing of vacant land in the area described in Appendix A hereto for the construction of housing for low and moderate income persons and families (the "Project") to be undertaken in Boston, Massachusetts, which Project was approved by vote of the Authority on , 1988; and

WHEREAS, pursuant to the provisions of Section 18C of said Chapter 121A, the Owner is required to enter into a Regulatory Agreement with the Authority,

NOW, THEREFORE, the Owner agrees by this Regulatory Agreement for itself, its successors and assigns with the Authority as follows:

1. To finance the Project as stated in the approved Application and so long as Chapter 121A shall be applicable to the Project, all other future financing shall be made only with prior written notice to the Authority.

2. To keep the accounts for the Project separate and apart from any other activities conducted by the Owner or its principals and not to expend income from the Project other than earnings as described in Chapter 121A, Section 18C(e) of the General Laws upon or for the benefit of any other of its activities.

3. To comply with the provisions contained in Chapter 121A, Section 8, relative to the inspection of buildings and enforcement of compliance with the financing program and rules and regulations applicable to the Project.

4. That the Owner will not receive or accept, while this Regulatory Agreement is in force, as net income from the Project, any sum in excess of eight (8%) percent of the amount invested by them in the Project for each year in which they own or have owned a Project, except that, if in any year they have so received a sum less than the aforesaid eight (8%) percent they may so receive in a subsequent year or years,

additional sums not exceeding in the aggregate such deficiency without interest. Nothing contained in this paragraph, however, shall be applicable to the distribution of profits from the sale of capital assets or equity interests of the corporation.

5. That in consideration of the exemption of the Owner and all its real and personal property from taxation and from betterments and special assessments and from the payment of any tax, excise or assessment to or for the Commonwealth or any of its political subdivisions on account of the Project, that it will pay the excises with respect to the Project which a corporation would be bound to pay under the formula and provisions set forth in Section 10 of said Chapter 121A and agreed upon between the parties as outlined in the executed 6A Tax Agreement.

6. The Owner, by virtue of being a charitable corporation and of entering into this Regulatory Agreement, has waived its exemptions from local property taxes pursuant to General Laws, Chapter 121A, Section 18C(f).

7. Subject to the provisions of paragraph 8 of this Regulatory Agreement, this Regulatory Agreement shall continue for a term of forty (40) years from the date of initial loan closing of the Project which is the subject matter of this Regulatory Agreement. Subject to the Owner having carried out the obligations and duties imposed by said Chapter 121A for a period of forty (40) years from the date of such initial loan closing, neither the Project nor the Owner shall thereafter be subject to the obligations of said Chapter 121A nor enjoy the rights and privileges thereunder, nor be subject to the terms, conditions and obligations of this Regulatory Agreement as provided for in Section 18C of said Chapter 121A.

8. If the Owner, or the Owner's Mortgage lender propose, acting either under the provisions of the last paragraph of Section 11 or under Section 16A of said Chapter 121A, to transfer the Project to a different entity, this Regulatory Agreement shall, upon transfer, be terminated and a new Regulatory Agreement entered into.

9. This Regulatory Agreement shall be binding upon and the benefits hereunder shall inure to the Owner, its legal representatives, successors in interest and assigns. The obligations of the Authority hereunder shall be binding upon its successors for the benefit of the Owner and its successors and assigns in title to the Property.

10. The undersigned does hereby covenant with and agree with the Authority that; will not voluntarily transfer, assign, convey or sell or in any manner hypothecate its interest in the Project prior to the completion of the Project without the express written consent and approval of said

Authority and that it will cause such transferee or assignee to enter into a written agreement in form and manner reasonably satisfactory to the Authority wherein such assignee or transferee agrees to assume and be bound by the terms and provisions of this Regulatory Agreement. The written consent and approval of the Authority, whenever required by the terms of this Agreement, shall not be unreasonably delayed or withheld.

11. After completion, any transferee or any person or entity succeeding to the rights and obligations and interest of the Owner in the Project by operation of law, insolvency or otherwise shall, at the option of the Authority, be deemed to have covenanted and agreed to be bound by the terms, covenants and conditions of the within agreement.

12. The Owner shall follow the time table set forth in the approved application. If the construction of the Project does not commence within years, the Authority reserves the right to rescind the Project approval in the event an extension has been requested and approved.

13. Upon completion of Project construction, the Authority shall,upon notification by the Owner, inspect the Project to determine if it has been built in accordance with the 121A submission and approval. Certification evidencing compliance with 121A approval shall be filed with the Clerk of the City of Boston by the Owner.

14. The Owner agrees that it will (1) maintain full and accurate accounts, records and books relative to the Project in such manner and in such detail as the Authority may prescribe; (2) grant to the employees or representatives of the Authority at all times during normal business hours access to the Project and to such of its accounts, records, and books as related to the Owner's obligations under this Regulatory Agreement or Chapter 121A; (3) permit said Authority or any accountants or auditors approved by them to make periodic audits of the accounts and financial records of the entity which shall at all times be available in the Commonwealth of Massachusetts, said audit to be at the expense of the Owner; and (4) furnish to said Authority such financial, operating, statistical and other reports, records, statements and documents on a uniform and consistent basis as may be periodically or on a one-time basis required by said Authority and copies of contracts entered into by the Owner or other documents in the possession of the Owner as said Authority may from time to time require in connection with the Owner's obligations under this Regulatory Agreement or Chapter 121A.

15. Any notice given pursuant to this Regulatory Agreement shall be in writing. Such notice shall be either mailed by certified or registered mail (postage and registration charges prepaid) or served by an officer

authorized to serve civil process. Notices to the Authority shall be mailed to or served upon a member, officer or designee of the Authority at its principal office. Notices to the Owner shall be mailed to or served upon it or its designee at the principal office of the Owner. The principal office of the Authority shall be deemed to be One City Hall Square, Boston, Massachusetts, or such other place as said Authority may designate by written notice to the Owner; and the principal office of Owner shall be deemed to be 385 Dudley Street, Roxbury, Massachusetts 02119 or such other place as the Owner may designate by written notice to the Authority.

16. The Owner shall cause the Project to be constructed in good and workmanlike manner employing materials of good quality and so as to conform to this Agreement, zoning, building, health, and fire laws, codes, ordinances and regulations in effect in Boston except to the extent that permissions are granted by the appropriate public authority for deviations therefrom. Compliance by the Applicant with such laws, codes, ordinances and regulations as the same may be varied by said permission for deviations shall, subject only to judicial review, be determined by the Building Department of the City of Boston and all inspections to determine such compliance shall be conducted by it.

17. Upon completion of construction, the Owner shall, at its own cost and expense, keep and maintain the Project or cause it to be kept and maintained, in good repair, order and condition.

18. The Owner may manage the Project itself, employ a lessee or employ an independent contractor to undertake such management.

19. All material changes, deviations, alterations, or additions in the Project not otherwise described in or contemplated by the Application are subject to complete review and approval by the Authority. Failure to comply with this provision constitutes a violation of the 121A approval and subjects the Project to 121A approval rescission at the election of the Authority.

20. The Owner shall not effect or execute any covenant, agreement, lease, conveyance or other instrument whereby the property or any improvement thereon is restricted upon the basis of sex, race, religion, creed, color or national origin or ancestry in the sale, lease or occupancy thereof.

21. The Owner shall comply with all State and local laws in effect from time to time forbidding discrimination or segregation by reason of sex, race, religion, color or national origin in the sale, lease or occupancy thereof.

22. Notwithstanding anything to the contrary herein contained, the Owner shall not be considered in breach of or in default of its obligations under this Agreement in the event of enforced delay in the performance of such obligations due to causes beyond its control and without its fault or negligence, including without limitations, acts of God, acts of the public enemy, acts of the government, acts of the parties, riots, civil commotion, rebellion, insurrection, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and/or unusually severe weather or delays of contractors or sub-contractors or intent of this provision that in the event of the occurrence of any such enforced delay, the time or times for performance of such obligations shall be extended for the period of the enforced delay; provided that the Owner shall have notified the Authority thereof in writing, and of the cause or causes thereof and requested an extension for the period of the enforced delay, which notices shall be delivered:

(a) If the delay arising from riots, civil commotion, rebellion, insurrection, or the like, within ten (10) days after the end of such enforced delay; and

(b) If the delay arises from any cause not included in (a) above,within ten (10) days after the beginning of such forced delay.

In calculating the length of the delay, the Authority shall consider not only actual work stoppages, but also any consequential delays resulting from such stoppages as well.

EXECUTED, as a sealed instrument as of the date first above written.

DUDLEY NEIGHBORS INCORPORATED

By: _____
, President

By: _____
, Treasurer

APPROVED AS TO FORM:

BOSTON REDEVELOPMENT AUTHORITY

_____
Chief General Counsel

By: _____
Stephen F. Coyle
Director

121A ENTITY AGREEMENT

FORM CD 180 Rev. 4-84 20M-R323711

The Commonwealth of Massachusetts

Office of the Secretary of State
One Ashburton Place, Boston, MA 02108
Michael Joseph Connolly, Secretary

1988 AUG 17 PM 3:00

ARTICLES OF ORGANIZATION

(Under G.L. Ch. 180)

Incorporators

NAME	RESIDENCE
Include given name in full in case of natural persons; in case of a corporation, give state of incorporation.	
Paul Yelder	36 Worcester St., Boston, MA 02118
Che Madyun	593 Dudley St., Dorchester, MA 02125
Della Jones	114 Winthrop St., Roxbury, MA 02119

The above-named incorporator(s) do hereby associate (themselves) with the intention of forming a corporation under the provisions of General Laws, Chapter 180 and hereby state(s):

1. The name by which the corporation shall be known is:

   Dudley Neighbors Incorporated

2. The purposes for which the corporation is formed is as follows:

   See Sheet 2A

Note: If the space provided under any article or item on this form is insufficient, additions shall be set forth on separate 8 1/2 x 11 sheets of paper leaving a left hand margin of at least 1 inch for binding. Additions to more than one article may be continued on a single sheet so long as each article requiring each such addition is clearly indicated.

If the corporation has more than one class of members, the designation of such classes, the manner of election or appointment, the duration of membership and the qualification and rights, including voting rights, of the members of each class, are as follows: -

See Sheet 3A

4. Other lawful provisions, if any, for the conduct and regulation of the business and affairs of the corporation, for its voluntary dissolution, or for limiting, defining, or regulating the powers of the corporation, or of its directors or members, or of any class of members, are as follows:-

See Sheets 4 - 4E

*If there are no provisions state "None". -

The purpose for which the corporation is formed is as follows:

a. The charitable purposes of:

(1) To aid in the acquisition, improvement (through rehabilitation, new construction or otherwise) and making available (through ownership, acquisition, development or otherwise) at the lowest possible cost to persons and families of low income of every race, religion and nationality, of decent, safe and sanitary housing in the Stow area and to stimulate, by example or otherwise, the construction, renovation or improvement of properties in the Stow area and generally promote neighborhood improvement for the benefit of persons of limited means who desire to live and raise their families and to enjoy safe, sanitary and attractive homes in the Roxbury section of Boston. It is the services to relieve the poor, distressed, underprivileged and indigent of every race, religion and nationality by enabling them to secure the basic human rights to a decent living environment and thus lessen the burdens of government.

(2) Promoting the social welfare by providing such housing through construction of new facilities in the place of blighted vacant, substandard or decadent sites. It is the purpose of the corporation thereby to combat the deterioration of the Area and contribute to its physical improvement.

b. The educational purposes of:

(1) Stimulating by its example and otherwise the improvement of the Area and the surrounding community.

(2) Stimulating by its example and otherwise a concern for the problems of elderly and handicapped low income people.

c. The corporation is formed solely for the above charitable and educational purposes; provided that it may have such other nonprofit purposes as are permissible for a corporation organized under Chapter 180 of the Massachusetts General Laws and exempt from federal income taxation pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, as now in force or hereinafter amended (the "code"), or corresponding provisions of any subsequent federal tax laws, and for a corporation contributions to which are deductible under Section 170(c)(2) of the Code or corresponding provisions of any subsequent federal tax laws.

3. If the corporation has more than one class of members, the designation of such classes, the manner of election or appointment, the duration of membership and the qualification and rights, including voting rights, of the members of each class, are as follows:

The corporation shall have two classes of members -- one class consisting of voting members and one class consisting of participating members. The class of voting members shall consist initially of three (3) persons, all of whom initially shall be those persons shown elsewhere herein as Directors of the corporation. Thereafter the number of voting members and the persons chosen to serve as voting members shall be determined by the voting members of the corporation annually at their Annual Meeting. Any vacancy in the voting membership occurring prior to the next annual meeting may be filed by the unanimous vote of the remaining voting member(s). Voting members shall each have one vote. Voting members of the corporation, in addition to such other powers as may be vested in them by law, shall be the only members of the corporation empowered to vote on matters coming before the members of the corporation.

The class of participating members shall consist of those persons who request in writing notice of all meetings of the voting members of the corporation and who are thereafter nominated as participating members by the voting members. All participating members of the corporation shall be entitled to notice of all meetings of the voting members, may attend and be heard at all such meetings, and shall like voting members, receive all reports of the business of the corporation.

In order to be eligible to serve as either a voting or participating member in the corporation, individuals shall be desirous of furthering the purposes of the corporation, be eighteen (18) years of age or older, and they shall reside within the Town of Stow, Massachusetts.

a. The corporation shall have the following powers in furtherance of its corporate purposes:

(1) The corporation shall have perpetual succession in its corporate name.

(2) The corporation may sue and be sued.

(3) The corporation may have a corporate seal which it may alter at its pleasure.

(4) The corporation may elect and appoint directors, officers, employees and other agents, fix their compensation and define their duties and obligations.

(5) The corporation may purchase, receive, take by grant, gift, bequest or otherwise, lease, or otherwise acquire, own, hold, construct, maintain and operate improvements on, employ, use and otherwise deal in and with real or personal property, or any interest therein, wherever situated, and in an unlimited amount.

(6) The corporation may solicit and receive contributions from any and all sources and may receive and hold, in trust or otherwise, funds received by gift or bequest.

(7) The corporation may sell, convey, lease, exchange, transfer or otherwise dispose of, or mortgage, pledge, encumber or create a security interest in, all or any of its property, or any interest therein, wherever situated.

(8) The corporation may purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, employ, sell, lend, lease, exchange, transfer or otherwise dispose of, mortgage, pledge, use and otherwise deal in and with, bonds and other obligations, shares, or other securities or interests issued by others, whether engaged in similar or different business, governmental, or other activities.

(9) The corporation may make contracts, give guarantees and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue its notes, bonds and other obligations, and secure any of its obligations by mortgage, pledge or encumbrance of, or security interest in, all or any of its property or any interest therein, wherever situated.

(10) The corporation may lend money, invest and reinvest its funds, and take and hold real and personal property as security for the payment of funds so loaned or invested.

(11) The corporation may do business, carry on its operations, and have offices and exercise all powers granted or permitted by Massachusetts General Laws, Chapter 180 (as such chapter may incorporate powers available under other chapters of the Massachusetts General Laws), as now in force or as hereafter amended, in any jurisdiction within or without the United States, although the corporation shall not be operated for the primary purpose of carrying on for profit a trade or business unrelated to its tax exempt purpose.

(12) The corporation may pay pensions, establish and carry out pension, savings, thrift and other retirement, incentive, and benefit plans, trusts and provisions for any or all of its employees.

(13) The corporation may make contributions or donations to other organizations.

(14) The corporation may be an incorporator of other corporations of any type or kind.

(15) The corporation may be a partner in any business enterprise which it would have power to conduct by itself.

(16) The directors may make, amend, or repeal the by-laws in whole or in part, except with respect to any provision thereof which by law or the by-laws requires action by the voting members.

(17) Meetings of the members may be held anywhere in the United States.

(18) The corporation may have and exercise all powers necessary or convenient to effect any or all of the purposes for which the corporation is formed. No such power nor any of the powers enumerated above shall be exercised in a manner inconsistent with Massachusetts General Laws, Chapter 180 or any other chapter of the General Laws of the Commonwealth or Section 501(c)(3) of the Internal Revenue Code.

b. No part of the assets of the corporation and no part of any net earnings of the corporation shall be divided among or inure to the benefit of any officer or director of the corporation or any private individual or be appropriated for any purposes other than the purposes of the corporation as herein set forth; and no substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distributing of statements), any political campaign on behalf of any candidate for public office.

c. It is intended that the corporation shall be entitled to exemption from federal income taxation under Section 501(c)(3) of the Code, or corresponding provisions of any subsequent federal tax laws, and shall not be a private foundation under Section 509(a) of the Code, or corresponding provisions of any subsequent federal tax laws. In the event that the corporation is now or ever becomes a private foundation as that term is defined in Section 509 of the Code, or corresponding provisions

of any subsequent federal tax laws, then notwithstanding any other provisions of the articles of organization or the by-laws of the corporation, the following provisions shall apply:

(1) The corporation shall distribute its income for each taxable year at such time and in such manner as not to become subject to the tax on undistributed income imposed by Section 4944 of the Code or corresponding provision of any subsequent federal tax laws.

(2) The corporation shall not engage in any act of self-dealing as defined in section 4941(d) of the Code or corresponding provisions of any subsequent federal tax laws.

(3) The corporation shall not retain any excess business holdings as defined in Section 4943(c) of the Code or corresponding provisions of any subsequent federal tax laws.

(4) The corporation shall not make any investments in such manner as to subject it to tax under Section 4944 of the Code or corresponding provisions of any subsequent federal tax laws.

(5) The corporation shall not make any taxable expenditures as defined in Section 4945(d) of the Code or corresponding provisions of any subsequent federal tax laws.

d. The corporation shall, to the extent legally permissible and only to the extent that the status of the corporation as an organization exempt under Section 501(c)(3) of the Internal Revenue Code is not affected thereby, indemnify each of its directors, officers, employees and other agents (including persons who serve at its request as directors, officers, employees or other agents of another organization in which it has an interest) against all liabilities and expenses, including amounts paid in satisfaction, suit or other proceedings, whether civil or criminal, in which he may be involved or with which he may be threatened, while in office or thereafter, by reason of his being or having been such a director, officer, employee or agent, except with respect to any matter as to which he shall have been adjudicated in any proceeding not to have acted in good faith in the reasonable belief that his action was in the best interests of the

corporation; provided, however, that as to any matter disposed of by a compromise payment by such director, officer, employee or agent, pursuant to a consent decree or otherwise, no indemnification either for said payment or for any other expenses shall be provided unless such compromise shall be approved as in the best interests of the corporation, after notice that it involves such indemnification: (a) by a disinterested majority of the directors then in office, or (b) by a majority of the disinterested directors then in office, provided that there has been obtained an opinion in writing of independent legal counsel to the effect that such directors, officer, employee or agent appears to have acted in good faith in the reasonable belief that his action was in the best interests of the corporation; or (c) by a majority of the disinterested members entitled to vote, voting as a single class. Expenses including counsel fees, reasonably incurred by any such director, officer, trustee, employee or agent in connection with the defense or disposition of any such action, suit or other proceeding may be paid from time to time by the undertaking by such individual to repay the amounts so paid to the corporation if he shall be adjudicated to be not entitled to indemnification under Massachusetts General Laws, Chapter 180, Section 6. The right of indemnification hereby provided shall not be exclusive of or affect any other rights to which any director, officer, employee or agent may be entitled. Nothing contained herein shall affect any rights to indemnification to which corporate personnel may be entitled by contract or otherwise by law. As used in this paragraph, the terms "directors," "officers," "employee" and "agent" include their respective heirs, executors and administrators, and an "interested" director is one against whom in such capacity the proceedings in question or another proceeding on the same or similar grounds is then pending.

e. (1) In the event of the dissolution of the corporation or the winding up of its affairs, or other liquidation of its assets, the corporation's property shall not be conveyed to any organization created or operated for profit or to any individual for less than the fair market value of such property, and all assets remaining after the payment of the corporation's debts shall be conveyed or distributed per the provisions of paragraph e(2) hereof.

(2) Except as otherwise required by law, upon the liquidation, dissolution, or winding up of the affairs of the corporation, after its debts and obligations have been disposed of or due provision therefore has been taken by the corporation by the affirmative vote of at least two-thirds of the members of the corporation or by a court in Massachusetts having jurisdiction in such matters, all assets of the corporation shall be transferred to such organizations organized and operated exclusively for charitable or educational purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Code or corresponding provisions of any subsequent federal tax laws as the corporation shall determine by the affirmative vote of at least two-thirds of the voting members of the corporation or by a court in Massachusetts having jurisdiction in such matters.

f. Except as otherwise required by law, these articles of organization may be amended from time to time by the affirmative vote of at least two-thirds of the members of the corporation; provided that no amendment shall authorize or permit the corporation to be operated otherwise than exclusively for such educational or charitable purposes as qualify the corporation for exemption from taxation under section 501(c)(3) of the Code or corresponding provisions of any subsequent federal tax laws.

5. By-laws of the corporation have been duly adopted and the initial directors, president, treasurer and clerk or other presiding, financial or recording officers whose names are set out below, have been duly elected.

6. The effective date of organization of the corporation shall be the date of filing with the Secretary of the Commonwealth ~~or if later date is desired, specify date, (not more than 30 days after date of filing)~~.

7. The following information shall not for any purpose be treated as a permanent part of the Articles of Organization of the corporation.

   a. The post office address of the initial principal office of the corporation in Massachusetts is:

   385 Dudley Street, Roxbury, MA 02119

   b. The name, residence, and post office address of each of the initial directors and following officers of the corporation are as follows:

	NAME	RESIDENCE	POST OFFICE ADDRESS
President:	Che Madyun	593 Dudley St. Dorchester, MA	- Same -
Treasurer:	Paul Yelder	36 Worcester St., Boston, MA	- same -
Clerk:	Della Jones	114 Winthrop St., Roxbury, MA	- same -

Directors: (or officers having the powers of directors)

Che Madyun
Paul Yelder
Della Jones

   c. The date initially adopted on which the corporation's fiscal year ends is:

   December 31,

   d. The date initially fixed in the by-laws for the annual meeting of members of the corporation is:

   Third Wednesday in March

   e. The name and business address of the resident agent, if any, of the corporation is:

IN WITNESS WHEREOF, and under the penalties of perjury the INCORPORATOR(S) sign(s) these Articles of Organization this 16th day of August, 1988

I/We the below signed INCORPORATORS do hereby certify under the pains and penalties of perjury that I/We have not been convicted of any crimes relating to alcohol or gaming within the past ten years; I/We do hereby further certify that to the best of my/our knowledge the above named principal officers have not been similarly convicted. If so convicted, explain.

Che' Madyun
Che Madyun

Paul Yelder
Paul Yelder

Della Jones
Della Jones

The signature of each incorporator which is not a natural person must be by an individual who shall show the capacity in which he acts and by signing shall represent under the penalties of perjury that he is duly authorized on its behalf to sign these Articles of Organization.

SECRETARY OF THE COMMONWEALTH

1993 AUG 17 PM 3:00

CORPORATION DIVISION

THE COMMONWEALTH OF MASSACHUSETTS

ARTICLES OF ORGANIZATION
GENERAL LAWS, CHAPTER 180

I hereby certify that, upon an examination of the within-written articles of organization, duly submitted to me, it appears that the provisions of the General Laws relative to the organization of corporations have been complied with, and I hereby approve said articles; and the filing fee in the amount of $30.00 having been paid, said articles are deemed to have been filed with me this day of 19

Effective date

MICHAEL JOSEPH CONNOLLY
Secretary of State

TO BE FILLED IN BY CORPORATION
PHOTO COPY OF ARTICLES OF ORGANIZATION TO BE SENT

TO: Ms. Della Jones
Dudley Neighbors, Inc.
385 Dudley Street
Roxbury, MA 02119
Telephone (617) 442-9670

Filing Fee $30.00 Copy Mailed

AGREEMENT NOT TO DISPOSE OF INTER

DUDLEY NEIGHBORS INCORPORATED

AGREEMENT NOT TO DISPOSE OF INTERESTS

WHEREAS, Dudley Neighbors Incorporated has filed with the Boston Redevelopment Authority an Application of even date under the provisions of Chapter 121A of the General Laws as amended, for authorization to form an Urban Redevelopment Corporation under Chapter 121A to be organized under Chapter 180 of the General Laws (the "121A Entity") and for approval of a Redevelopment Project to be undertaken on property located within the area in Boston (Roxbury) described in Appendix A hereto (the "Project");

NOW, THEREFORE, the undersigned, pursuant to the Rules and Regulations governing Chapter 121A Projects in the City of Boston dated June 22, 1978 and last amended January 16, 1985, hereby covenants with the Authority that it will not dispose of its interest in the Project prior to completion of the construction of the Project without first obtaining the approval of the Authority. The Authority, by acceptance of this instrument, agrees that such approval shall not be unreasonably withheld or delayed.

EXECUTED this day of , 1988.

DUDLEY NEIGHBORS INCORPORATED

By: _____
, President

By: _____
, Treasurer

DEVIATIONS REQUESTED

Deviations from the Building and Zoning Codes, if required, will be the subject of a 121A plan amendment subsequent to developer designations and project design.

ENVIRONMENTAL FORMS

The filing of Environmental Notification Forms will be done as a part of the applications by each developer to finance an individual project subsequent to design.

RELOCATION PLAN

Once specific agreements have been reached pursuant to the process described in Section 3(h) of this application, then will be submitted to the BRA for its approval.

HISTORIC CERTIFICATION

Not Applicable.

HUD FORM 6004 (PART 1)

Form Approved
Budget Bureau No. 63-R0867

HUD-6004
(9-69)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

URBAN RENEWAL PROGRAM

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (PART I)

and

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (PART II)

(NOTE: If the Redeveloper is an individual or two persons as joint owners and the reuse value is under $30,000, Form HUD-6004A may be used in place of this form.)

Purpose and Applicability of These Forms

The attached form of *Redeveloper's Statement for Public Disclosure* is to be used by the Local Public Agency in obtaining the information from proposed redevelopers to be made public by the LPA in accordance with the requirements of Section 105(e) of the Housing Act of 1949, as amended. This form is to be completed by each proposed redeveloper with whom the LPA proposes to enter into a contract for, or understanding with respect to, a disposal of project land, except the Federal Government or a State or local government acquiring project land for a public non-residential use.

The attached form of *Redeveloper's Statement of Qualifications and Financial Responsibility* is for the guidance of the LPA in prescribing the information to be furnished by proposed redevelopers as evidence of their qualifications to undertake the obligations to be imposed under proposed agreements for the purchase or lease of project property for redevelopment or rehabilitation. The information provided for in this form is to be furnished by all redevelopers except the Federal Government and States, municipalities, and other public entities acquiring land for public use.

Submission to HUD Regional Office

Submit one certified conformed copy or duplicate original of the *Redeveloper's Statement for Public Disclosure* to the HUD Regional Office.

Submit one certified conformed copy or duplicate original of the *Redeveloper's Statement of Qualifications and Financial Responsibility* to the HUD Regional Office *only* if the response to Item 8b is "Yes."

Responsibility of LPA To Determine Adequacy and Legality

No assurance is given that the proviaions of the suggested forms will supply all of the information needed by the LPA or that such forms will comply with State and local law. If additional information is needed, the LPA is responsible for making adjustments in the forms so that they will comply with such requirements, bearing in mind also the applicable provisions of the Contract for Loan and Grant and the Housing Act of 1949, as amended.

Use of the Forms

This page should be removed before the forms are furnished to prospective redevelopers.

PART I

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE[1]

REDEVELOPER AND LAND

1. a. Name of Redeveloper: Dudley Neighbors, Inc.

   b. Address and ZIP Code of Redeveloper: c/o DSNI, 385 Dudley St., Roxbury, MA 02119

   c. IRS Number of Redeveloper: Not available

2. The land on which the Redeveloper proposes to enter into an understanding with respect to,

   _____
   (Name of Local Public Agency)

   in _____
   (Name of Urban Renewal or Redevelopment Project Area)

   in the City of Boston, State of Massachusetts,
   is described as follows[2]
   Bounded by the triangle formed by Blue Hill Avenue, Dudley Street, Brookford and Hartford, Robin Hood and Folsom Streets, plus several nearby tracts of land all as described in the accompanying 121A Application.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

   ☐ A corporation.

   ☒ A nonprofit or charitable institution or corporation.

   ☐ A partnership known as

   _____ or a joint venture known as

   _____ al government or instrumentality thereof.

   #4 info missing

   _____ individual or a government agency or instrumentality, give date of organization:

   _____ ion (if any), and nature and extent of the interest of the officers and principal members, _____ he Redeveloper, other than a government agency or instrumentality, are set forth as

   follows:

---

[1] If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

[2] Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock[1].

b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.

c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.

d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.

e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE *(if any)* AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
CHE Madyun, 593 Dudley St., Dor., MA 02125 Paul Yelder, 36 Worcester St., Boston, MA 02118) Della Jones, 114 Winterop St., Rox., MA 02119)	Initial incorporators with membership status until their successors are duly qualified pursuant to the provisions of the bylaws.

6. Name, address, and nature and extent of interest of each person or entity *(not named in response to Item 5)* who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper *(for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper)*:

NAME, ADDRESS, AND ZIP CODE	DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
None	

7. Names *(if not given above)* of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

Not Applicable

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

[1] If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

a. Total cost of any residential redevelopment . . . . . $ 50 to $100 million
b. Cost per dwelling unit of any residential redevelopment . . . . . $ 129,000
c. Total cost of any residential rehabilitation . . . . . $ N/A
d. Cost per dwelling unit of any residential rehabilitation . . . . . $ N/A

2. a. State the Redeveloper's estimate of the average monthly rental *(if to be rented)* or average sale price *(if to be sold)* for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	$	$

* See Section of 121A Application

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

Heat and hot water, 1 parking space

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: refrigerators, stoves

CERTIFICATION

I (We)[1] _____

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.[2]

Dated: 8/16/88

X Ché Madyun
Signature

_____
Title

_____
Address and ZIP Code

Dated: 8/16/88

X Della M. Jones
Signature

_____
Title

_____
Address and ZIP Code

[1] If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

SUPPLEMENTAL MATERIALS

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
08	156-	02430		1	ALBION	5	5		C1	00011793	BRUCKER RHODA ETAL 101 MONMOUTH APT 103	BROOKLINE MA	02146
08	198-	03760		8	ALBION				R1	00002466	CONSTANTEN JUSTINA E 8 ALBION	ROXBURY MA	02119
08	157-	18690		9	ALBION				R3	00002875	TEIXEIRA ROSE E 9 ALBION	ROXBURY MA	02119

WD	PARCEL-SUB	BILL EX	HOUSE LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP	
08	2793-	11810	BLUE HILL AV			FRM 27-29	RL	00003133	MACKALL JAMES R 30 BLUE HILL AVE	ROXBURY	02119	MA
08	2790-	1 06680	BLUE HILL AV			NMS	CL	00001140	FOXWORTH ARCHIE JR 72 GARDNER	ALLSTON	02134	MA

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
08	3003- 1	07810			BLUE HILL AV			FRM 116-114	RL	00001520	GORHAM ROSCOE TS 122 BLUE HILL AV	ROXBURY	MA 02119
08	3004-	07820			BLUE HILL AV			FRM 110-112	RL	00008303	GORHAM ROSCOE TS 122 BLUE HILL AV	ROXBURY	MA 02119
08	2984-	E0389	J		BLUE HILL AV			FORM 104	E	00001705	CITY OF BOSTON BLUE HILL AV	ROXBURY	MA 02119
08	2969-	20100			BLUE HILL AV				RL	00002548	WILSON ALICE L 64 BLUE HILL AVE	ROXBURY	MA 02119
08	2970-	20110			BLUE HILL AV				RL	00002284	WILSON ALICE L 64 BLUE HILL AVE	ROXBURY	MA 02119
08	2968-	13900			BLUE HILL AV				RL	00003500	NOVIELLO GUISEPPINA 72 BLUE HILL AVE	ROXBURY	MA 02119
08	2938-	02480			BLUE HILL AV				R3	00000909	BURGOS JUAN 102A MORELAND	ROXBURY	MA 02119
08	2934-	19720			BLUE HILL AV	LT	3	N	RL	00002173	WASHINGTON SOLOMAN 57 BLUE HILL AVE	BROCKTON	MA 02402
08	2850-	06760			BLUE HILL AV			JCT	CL	00003248	FRAZER EVAN R ETAL 73 CHRISTOPHER L	ROXBURY	MA 02119
08	2885-	E0361	J		BLUE HILL AV			FRM 42-44	E	00003897	CITY OF BOSTON BLUE HILL AV	ROXBURY	MA 02119
08	2886-	E0362	J		BLUE HILL AV			FRM 40	E	00002351	CITY OF BOSTON BLUE HILL AV	MATTAPAN	MA 02126
08	2887-	13420			BLUE HILL AV				RL	00005392	NASH JOHN M BOX 117	ROXBURY	MA 02119
08	2848- 1	00260			BLUE HILL AV			SES	CL	00001939	AEROMATIC CHEMICAL CO INC 20 BLUE HILL AVE	ROXBURY	MA 02119
08	2788-	06770		1	BLUE HILL AV		5A		C	00003005	FRAZER WINNIFRED A 1 BLUE HILL AV	DORCHESTER	MA 02125
08	2789-	03480		7	BLUE HILL AV				C	00002600	CLASS SIGFRIDO 9 GLEN	CHESTNUT HILL	MA 02167
08	2790-	12070		11	BLUE HILL AV		17A		C	00005326	MARGOLIS CALVIN 1244 BOYLSTON	BRAINTREE	MA 02184
08	2849-	15300		16	BLUE HILL AV			FRM	CL	00002956	REDDINGTON JOHN J JR 20 REX DRIVE	ROXBURY	MA 02119
08	2791-	E0337	J	19	BLUE HILL AV			FRM	E	00002327	CITY OF BOSTON 19 BLUE HILL AV	ROXBURY	MA 02119
08	2848-	00250		20	BLUE HILL AV				C	00007786	AER O MATIC CHEMICAL CO INC 20 BLUE HILL AV	ROXBURY	MA 02119
08	2847-	16950		22	BLUE HILL AV		28		C	00009343	SHRAGERS REALTY CORP THE 26 BLUE HILL AVE	ROXBURY	MA 02119
08	2792-	E0338	J	25	BLUE HILL AV			FRM	E	00003732	CITY OF BOSTON 25 BLUE HILL AVE	ROXBURY	MA 02119
08	2841-	11820		30	BLUE HILL AV				C	00006534	MACKALL JAMES R TRST 30 BLUE HILL AVE	ROXBURY	MA 02119
08	2799-	11700		31	BLUE HILL AV		33	FRM	RL	00002471	LYNDH ANDY N ETAL 31 BLUE HILL AVE	ROXBURY	MA 02119
08	2800-	13480		35	BLUE HILL AV				R3	00001057	NESBITT CLYDE A 35 BLUE HILL AV	ROXBURY	MA 02119
08	2801-	10190		37	BLUE HILL AV				R3	00001002	KERR HUGH TS 37 BLUE HILL AVE	MALDEN	MA 02148
08	2802-	10180		39	BLUE HILL AV				R4	00001002	KERR HUGH ETAL 105 FERRY		

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
08	2803-	13310		41	BLUE HILL AV				R3	00001002	MURPHY SAPALETO ETAL 41 BLUE HILL AVE	ROXBURY	MA 02119
08	2804-	E0440	J	43	BLUE HILL AV				E	00001002	CITY OF BOSTON BY FCL 43 BLUE HILL AV	ROXBURY	MA 02119
08	2805-	02390		45	BLUE HILL AV				R3	00001002	BROWN JEREMIAH E 9 E DUNSTABLE RD	NASHUA NH	03060
08	2915-	13440		46	BLUE HILL AV		50		RC	00006852	NEAL ANDREW TS 46 BLUE HILL AVE	ROXBURY	MA 02119
08	2806-	15370		47	BLUE HILL AV				R3	00001905	RICH FAITH 47 BLUE HILL AVE	ROXBURY	MA 02119
08	2929-	05900		49	BLUE HILL AV				R3	00003261	ELLIS CARLTON J 49 BLUE HILL AV	ROXBURY	MA 02119
08	2930-	05920		51	BLUE HILL AV				R3	00002443	ELLIS SAMUEL H TRST 101 MUNROE	ROXBURY	MA 02119
08	2931-	19780		53	BLUE HILL AV			FRM	RL	00002904	WEBSTER MARTIA 208 NORWELL	DORCHESTER	MA 02124
08	2914-	05680		54	BLUE HILL AV		52		R4	00005398	DUFFY EDWARD J 52 BLUE HILL AV	ROXBURY	MA 02119
08	2932-	19790		55	BLUE HILL AV			FRM	RL	00002901	WEBSTER MARTIA 208 NORWELL	DORCHESTER	MA 02124
08	2913-	03250		56	BLUE HILL AV				R3	00002322	CHAVEZ JOSE A ETAL 56 BLUE HILL AV	ROXBURY	MA 02119
08	2933-	19710		57A	BLUE HILL AV		57		RC	00003206	WASHINGTON SOLOMAN 57 BLUE HILL AVE	ROXBURY	MA 02119
08	2911-	20350		58	BLUE HILL AV				R3	00002531	WORRELL HAROLD E ETAL 58 BLUE HILL AV	ROXBURY	MA 02119
08	2912-	02340		58 A	BLUE HILL AV				RL	00006800	BROOKS DONALD 10 INTERVALE	ROXBURY	MA 02119
08	2910-	00920		60	BLUE HILL AV		62	FRM	RL	00004179	BAHAROIAN ALICE L 64 BLUE HILL AV	ROXBURY	MA 02119
08	2935-	13020		61	BLUE HILL AV				RL	00002564	MOORE JAMES C 61 BLUE HILL AVE	ROXBURY	MA 02119
08	2936-	09380		63	BLUE HILL AV			FRM	RL	00001225	JORDAN DELLICINE M 48 ELM HILL AVE	DORCHESTER	MA 02121
08	2909-	20090		64	BLUE HILL AV		64A		RC	00002018	WILSON ALICE L 64 BLUE HILL AVE	ROXBURY	MA 02119
08	2937-	09370		65	BLUE HILL AV				RL	00001217	JORDAN DELLCINE M 48 ELM HILL AVE	DORCHESTER	MA 02121
08	2967-	E0442	J	72	BLUE HILL AV				E	00003537	CITY OF BOSTON BY FCL 72 BLUE HILL AV	ROXBURY	MA 02119
08	2966-	01690		74	BLUE HILL AV				RL	00001580	BEST MADELINE O 74 BLUE HILL AVE	ROXBURY	MA 02119
08	2964-	20190		76	BLUE HILL AV				RL	00001580	WOODBINE ASSOCS INC 76 BLUE HILL AV	ROXBURY	MA 02119
08	2965-	20200		78	BLUE HILL AV				RL	00001580	WOODBINE ASSOCS INC 78 BLUE HILL AV	ROXBURY	MA 02119
08	2963-	20180		80	BLUE HILL AV				RL	00001580	WOODBINE ASSOCS INC 80 BLUE HILL AVE	ROXBURY	MA 02119
08	2962-	20170		82	BLUE HILL AV				RL	00001580	WOODBINE ASSOCS INC 82 BLUE HILL AVE	ROXBURY	MA 02119
08	2992-	20390		84	BLUE HILL AV		86		R3	00002037	YOUNG HENRY G 84 BLUE HILL AVE	ROXBURY	MA 02119

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
08	2991-	20380		88	BLUE HILL AV				R3	00001357	YOUNG FRANKLIN D 19 ALPINE	ROXBURY	MA 02119
08	2990-	01840		90	BLUE HILL AV				R3	00001279	BOHANAN MELVIN ETAL 40 ARAPAHOE RD	BELLINGHAM	MA 02019
08	2989-	07560		92	BLUE HILL AV				R3	00001350	GOLDSMITH HERMAN L 92 BLUE HILL AV	ROXBURY	MA 02119
08	2988-	11690		94	BLUE HILL AV				R3	00003322	LYNCH ANDY M ETAL 94 BLUE HILL AV	ROXBURY	MA 02119
08	2987-	03600		96	BLUE HILL AV	98			R3	00003090	COLBERT PAMELA D 96 BLUE HILL AV	ROXBURY	MA 02119
08	2986-	E0390	J	100	BLUE HILL AV				E	00001836	CITY OF BOSTON 100 BLUE HILL AVE	ROXBURY	MA 02119
08	2985-	11930		102	BLUE HILL AV				R2	00001821	MALCOLM RICHARD D 102 BLUE HILL AV	ROXBURY	MA 02119
08	2983-	06580		106	BLUE HILL AV				R3	00001542	FOLEY MARY E 106 BLUE HILL AV	ROXBURY	MA 02119
08	2982-	06570		108	BLUE HILL AV				RC	00001095	FOLEY MARY E 108 BLUE HILL AV	ROXBURY	MA 02119
08	3003-	07800		118	BLUE HILL AV			FRM	CL	00005866	GORHAM ROSCOE TS 122 BLUE HILL AV	ROXBURY	MA 02119
08	3002-	07790		120	BLUE HILL AV				C	00004300	GORHAM ROSCOE TS 122 BLUE HILL AV	ROXBURY	MA 02119
08	3001-	07780		122	BLUE HILL AV				CL	00004538	GORHAM ROSCOE TS 122 BLUE HILL AV	ROXBURY	MA 02119
08	3000-	15920		124	BLUE HILL AV	130	130		RL	00006121	RUSSO FRANK J 1312 BOYLSTON	BOSTON	MA 02115

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
08	1069-	14010		375	BROADWAY		373		I	00012750	OCONNOR THOMAS JR TRST C/O R W COLT RLTY TR 45 INDUSTRIAL DR	CANTON MA	02021
08	3141-	E0424	J		BROOK AV			FRM 26	E	00005140	CITY OF BOSTON BROOK AV	ROXBURY	MA 02119
08	3143-	16470			BROOK AV			FRM 12	RL	00006300	SCOTT RLTY CO MASS CORP 13 ROCKFORD	ROXBURY	MA 02119
08	3132-	16750			BROOK AV	LT	C	NWS	CL	00002508	SHAHEEN NICHOLAS K 52 CLARENDON	BOSTON	MA 02116
08	3133-	E0422	J		BROOK AV			FRM 7	E	00002219	CITY OF BOSTON BROOK AV	ROXBURY	MA 02119
08	3134-	E0423	J		BROOK AV			FORM 9	E	00002245	CITY OF BOSTON BROOK AV	ROXBURY	MA 02119
08	3088-	F0410	J		BROOK AV			FRM 21	E	00002623	CITY OF BOSTON BROOK AV	ROXBURY	MA 02119
08	3069-	E0401	J		BROOK AV			FRM 49	E	00007176	CITY OF BOSTON BROOK AV	ROXBURY	MA 02119
08	3063-	E0397	J		BROOK AV			FRM 27	E	00002400	CITY OF BOSTON BROOK AV	ROXBURY	MA 02119
08	3131-	03000		1	BROOK AV		3 3		C	00003396	CASSERLY CHRISTINE BOX 682	ROXBURY	MA 02119
08	3146-	1 17360		2	BROOK AV				RL	00003267	SMITH SHIRLEY 503 DUDLEY	ROXBURY	MA 02119
08	3146-	02820		6	BROOK AV				R1	00002225	CAMPBELL HORACE Q ETAL 6 BROOK AVE	ROXBURY	MA 02119
08	3145-	02810		8	BROOK AV				R1	00004417	CAMPBELL HORACE O ETAL 8 BROOK AV	ROXBURY	MA 02119
08	3144-	E0510	33	10	BROOK AV				E	00004431	MOTHERS OF TODDLERS 10 BROOK AVE	ROXBURY	MA 02119
08	3135-	00010		11	BROOK AV				C	00013522	A & O AUTO BODY & REPAIR INC 11 BROOK AV	ROXBURY	MA 02119
08	3136-	00410		13	BROOK AV			FRM	CL	00004834	ALSTON QUINCY E 5 EMROSE	DORCHESTER	MA 02125
08	3142-	13190		14	BROOK AV				R1	00006008	MORRISSEY MARY L ETAL 14 BROOK AV	ROXBURY	MA 02119
08	3137-	00420		15	BROOK AV			FRM	CL	00003585	ALSTON QUINCY E 5 EMROSE	DORCHESTER	MA 02125
08	3062-	00520		25	BROOK AV				R1	00002057	ALVES REGINA ETAL 25 BROOK AV	ROXBURY	MA 02119
08	3140-	10920		28	BROOK AV				R1	00003069	LEONARD GEORGE W ETAL 28 BROOK AV	ROXBURY	MA 02119
08	3139-	10730		30	BROOK AV				R1	00003784	LEE HARRISON O ETAL 30 BROOK AV	ROXBURY	MA 02119
08	3138-	13930		32	BROOK AV			NECOR	R2	00004473	NUNEZ RENE 32 BROOK AV	ROXBURY	MA 02119
08	3064-	E0398	J	37	BROOK AV				E	00008959	CITY OF BOSTON 37 BROOK AVE	ROXBURY	MA 02119
08	3065-	E0399	J	39	BROOK AV				E	00004093	CITY OF BOSTON 39 BROOK AV	ROXBURY	MA 02119
08	3156-	08110		40	BROOK AV			FRM	RL	00000110	GUINIER JANE T 40 BROOK AV	ROXBURY	MA 02119
08	3066-	E0400	J	41	BROOK AV		43		E	00006237	CITY OF BOSTON 41 BROOK AV	ROXBURY	MA 02119

WD	PARCEL SUB	BELL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP	
08	5106	10980		42	BROOK AV				RL	00005468	TRABUCCO LAWRENCE J ETAL 42 BROOK AV	ROXBURY	02119	MA
08	5105	04120		44	BROOK AV				R2	00005988	CROCKETT ELORA 44 BROOK AVE	ROXBURY	02119	MA
08	5067	19700		45	BROOK AV				R1	00007686	WASHINGTON MARY E BOX 49	DORCHESTER	02125	MA
08	5104	12880		46	BROOK AV				R1	00005415	MITCHELL CARRIE 46 BROOK AV	ROXBURY	02119	MA
08	5068	12750		47	BROOK AV				RL	00007595	MILLER JAMES B 47 BROOK AV	ROXBURY	02119	MA
08	5070	10402	J	51	BROOK AV		45		E	00007700	CITY OF BOSTON 51 BROOK AVE	ROXBURY	02119	MA
08	5071	12760		55	BROOK AV		47		RC	00002468	MILLER ROSA 55 BROOK AVE	ROXBURY	02119	MA

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
08	3083-	E0405	J		DENNIS			FORM 32	E	00001806	CITY OF BOSTON DENNIS	ROXBURY	MA 02119
08	3084-	E0406	J		DENNIS			FORM 30 SS	E	00001992	CITY OF BOSTON DENNIS	ROXBURY	MA 02119
08	3080-	E0404	J		DENNIS				E	00001200	CITY OF BOSTON 136 MORELAND	ROXBURY	MA 02119
08	3040-	16140			DENNIS				R2	00003074	SAPP KAREN ETAL 25 WOODVILLE	ROXBURY	MA 02119
08	2956-	15530			DENNIS				R2	00004215	ROBINSON JUANITA ETAL 14 STAFFORD	ROXBURY	MA 02119
08	2974-	08950			DENNIS				R4	00003255	IVY LAURA M 19 STAFFORD	ROXBURY	MA 02119
08	2901-	E0372	J		DENNIS			NHS	E	00001420	CITY OF BOSTON DENNIS	ROXBURY	MA 02119
08	2902-	E0373	J		DENNIS			NHS	E	00001230	CITY OF BOSTON DENNIS	ROXBURY	MA 02119
08	2954-	E0387	J		DENNIS			FRM 49	E	00001488	CITY OF BOSTON DENNIS	ROXBURY	MA 02119
08	2875-	E0357	J		DENNIS			FRM 25	E	00001090	CITY OF BOSTON DENNIS	ROXBURY	MA 02119
08	2898-	E0369	J		DENNIS			COR	E	00002889	CITY OF BOSTON DENNIS	ROXBURY	MA 02119
08	2899-	E0370	J		DENNIS			NHS	E	00003693	CITY OF BOSTON DENNIS	ROXBURY	MA 02119
08	2900-	E037	J		DENNIS			NHS	E	00001350	CITY OF BOSTON DENNIS	ROXBURY	MA 02119
08	2871-	E0353	J		DENNIS			FRM 17	E	00000828	CITY OF BOSTON DENNIS	ROXBURY	MA 02119
08	2872-	E0354	J		DENNIS			FRM 19	E	00000904	CITY OF BOSTON DENNIS	ROXBURY	MA 02119
08	2873-	E0355	J		DENNIS			FRM 21	E	00000804	CITY OF BOSTON DENNIS	ROXBURY	MA 02119
08	2874-	E0356	J		DENNIS			FRM 23	E	00000854	CITY OF BOSTON DENNIS	ROXBURY	MA 02119
08	2833-	12120			DENNIS			NH	RL	00001325	MARKIR LEONARD 23 MCCUSKER DR	BRAINTREE	MA 02184
08	2829-	E0340	J		DENNIS			NH	E	00001393	CITY OF BOSTON DENNIS	ROXBURY	MA 02119
08	2830-	19930			DENNIS				CL	00001217	WHITE MARGARET 5 CHILCOTT PL	ETAL JAMAICA PLAIN	MA 02130
08	2831-	12100			DENNIS			NHS	CL	00001217	MARKIR LEONARD 23 MCCUSKER DR	BRAINTREE	MA 02184
08	2832-	12110			DENNIS			NH	CL	00001261	MARKIR LEONARD 23 MCCUSTER DR	BRAINTREE	MA 02184
08	3098-	E0450	J		DENNIS			FRM 26-28	E	00004548	CITY OF BOSTON FCL DENNIS	ROXBURY	MA 02119
08	3102-	E0416	J		DENNIS			SE	E	00004675	CITY OF BOSTON DENNIS	ROXBURY	MA 02119
08	2828-	E0339	J	1A	DENNIS				E	00003710	CITY OF BOSTON 457 DUDLEY	ROXBURY	MA 02119
08	3114-	16240		8	DENNIS			FRM	RL	00002324	SCANDONE LINDA 95 TERRACE AV	WINTHROP	MA 02152

ASSESSING DEPT. FISCAL 1987 TAX AND EXEMPT REAL ESTATE
WARD AND STREET NAME SEQUENCE

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP	
08	3113-	16230		10	DENNIS			FRM	RL	00002324	SCANDONE LINDA 95 TERRACE AV	WINTHROP	02152	MA
08	2834-	15620		11	DENNIS				R3	00001769	RODRIGUEZ EUTACIO GONZALEZ 11 DENNIS	ROXBURY	02119	MA
08	3112-	16220		12	DENNIS			FRM	RL	00003050	SCANDONE LINDA 95 TERRACE AV	WINTHROP	02152	MA
08	2835-	00170		13	DENNIS			N	RL	00001950	ACEVEDO RAFAEL ETAL 13 DENNIS	ROXBURY	02119	MA
08	3111-	16210		14	DENNIS		16	FRM	RL	00002669	SCANDONE LINDA 95 TERRACE AV	WINTHROP	02152	MA
08	2870-	E0352	J	15	DENNIS		15A	FRM COR	E	00000853	CITY OF BOSTON 15 DENNIS	ROXBURY	02119	MA
08	3082-	03800		34	DENNIS		36		RL	00004203	COOPER WILLIAM 34 DENNIS	ROXBURY	02119	MA
08	3081-	12350		38	DENNIS			FRM	RL	00002971	MATTHEWS VERSIE G ETAL 11 RITCHFIELD	DORCHESTER	02125	MA
08	2903-	00710		39	DENNIS		41	FRM	RL	00002890	ANTONIOU IRENE M 70 HALDECK	DORCHESTER	02124	MA
08	3057-	10270		40	DENNIS				R3	00002577	KIMBROUGH ULYSSES ETAL 46 DENNIS	ROXBURY	02119	MA
08	3056-	10260		42	DENNIS			FRM	RL	00003060	KIMBROUGH ULYSSES ETAL 46 DENNIS	ROXBURY	02119	MA
08	3055-	10250		46	DENNIS				R2	00005205	KIMBROUGH ULYSSES ETAL 46 DENNIS	ROXBURY	02119	MA
08	3042-	09150		50	DENNIS				R3	00007100	JENKINS TILLMAN 50 DENNIS	ROXBURY	02119	MA
08	2955-	E0488	32	51	DENNIS		53	FRM	E	00006660	GLORIOUS CHURCH INC THE 12 SAFFORD	ROXBURY	02119	MA
08	3041-	07920		52	DENNIS				R1	00003024	GRAY WILLIAM ETAL 52 DENNIS	ROXBURY	02119	MA
08	2975-	04940		65	DENNIS				R3	00003130	DEPINA JORGE ETAL 65 DENNIS	ROXBURY	02119	MA
08	2976-	07720		67	DENNIS				R3	00003460	GONCALVES VIRIATO ETAL 67 DENNIS	ROXBURY	02119	MA
08	593-	E0199	A		DUDLEY				E	00058932	CITY OF BOSTON 6 SHIRLEY	ROXBURY	02119	MA
08	625-	04460			DUDLEY			FRM 448	CL	00001877	DAVEY WILLIAM TRST 438 DUDLEY	ROXBURY	02119	MA
08	626-	04470			DUDLEY			FRM 444	CL	00001847	DAVEY WILLIAM TRST 438 DUDLEY	ROXBURY	02119	MA

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
08	3167-	00870			DUDLEY		NM REAR	CL	00005573	AZAR STEPHEN A 535 DUDLEY	DORCHESTER	MA 02125
08	3127-	14450			DUDLEY			CL	00003200	PECK MARVIN DUDLEY	ROXBURY	MA 02119
08	3126-	14440			DUDLEY		FRM 479-481A	CL	00003800	PECK MARVIN DUDLEY	ROXBURY	MA 02119
08	2869-	E0351	J		DUDLEY		FRM 455	E	00003200	CITY OF BOSTON DUDLEY	ROXBURY	MA 02119
08	2850-	06760			DUDLEY			CL	00003248	FRAZER EVAN R ETAL 73 CHRISTOPHER RD	BROCKTON	MA 02402
08	2851-	E0345	J		DUDLEY			E	00004377	CITY OF BOSTON DUDLEY	ROXBURY	MA 02119

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
08	2703-	13330		349	DUDLEY			E	R2	00001433	MURRAY DAVID 349 DUDLEY	ROXBURY MA	02119
08	2708-	18560		353	DUDLEY			SCOR	CL	00002048	SULLIVAN JOHN L 266 GOLD	SOUTH BOSTON MA	02127
08	2709-	1 10840		357	DUDLEY	359A	FRM		RL	00002274	LEE JIM JR 357 DUDLEY	ROXBURY MA	02119
08	2219-	08420		362	DUDLEY			FRM	CL	00004810	HARTSTONE GERALD ETAL 350 DUDLEY	ROXBURY MA	02119
08	2709-	2 10850		361	DUDLEY	361A	FRM		RL	00001092	LEE JIM JR 361 DUDLEY	ROXBURY MA	02119
08	2219-	08420		362	DUDLEY			FRM	CL	00005590	HARTSTONE GERALD ETAL 350 DUDLEY	ROXBURY MA	02119
08	2710-	10860		363	DUDLEY	365A	FRM		RL	00002186	LEE JIM JR 363 DUDLEY	ROXBURY MA	02119
08	2218-	E0271	J	366	OUDLEY				E	00004000	CITY OF BOSTON 366 DUDLEY	ROXBURY MA	02119
08	2715-	E0539	11	367	DUDLEY				E	00005965	SAMARIA EVANGELICAL CHURCH C/O GERARDO LANZO 2 WEST COTTAGE APT 3	DORCHESTER MA	02125
08	2217-	01640		368	DUDLEY				CL	00004147	BERGER STANLEY I 1244 BOYLSTON	CHESTNUT HILL MA	02167

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET		CITY	ZIP	
08	2852-	E0346	J	423	DUDLEY	425			E	00003352	CITY OF BOSTON 423 DUDLEY		ROXBURY	02119	MA
08	698-	15680		424	DUDLEY			ECOR SES	RL	00056260	ROMAN CATHOLIC ARCHBISHOP 424 DUDLEY		ROXBURY	02119	MA
08	2853-	09250		429	DUDLEY				R1	00002487	JOHNSON ARTHUR H ETAL 429 DUDLEY		ROXBURY	02119	MA
08	670-	07000		430	DUDLEY			ECOR	R4	00002621	FULLER ROBERT 23 HAROLD		ROXBURY	02119	MA
08	2854-	17320		431	DUDLEY				R1	00002347	SMITH ROBERT 431 DUDLEY		ROXBURY	02119	MA
08	669-	06990		432	DUDLEY				A	00002976	FULLER ROBERT 23 HAROLD		ROXBURY	02119	MA
08	2855-	18960		433	DUDLEY				R2	00002289	TORRES EMILIO 433 DUDLEY	ETAL	ROXBURY	02119	MA
08	668-	06980		434	DUDLEY				A	00002981	FULLER ROBERT 23 HAROLD		ROXBURY	02119	MA
08	667-	06970		436	DUDLEY				A	00002703	FULLER ROBERT 23 HAROLD		ROXBURY	02119	MA
08	2858-	04890		439	DUDLEY				R3	00002062	DEPINA ANTONIO 48 CLARENCE		ROXBURY	02119	MA
08	2859-	07130		441	DUDLEY			FRM	CL	00002125	GARCIA JOSE 441 DUDLEY		ROXBURY	02119	MA
08	627-	04420		442	DUDLEY	438		ECOR	C	00005911	DAVEY WILLIAM A TRST 438 DUDLEY		ROXBURY	02119	MA
08	2860-	07140		443	DUDLEY			FRM	CL	00002125	GARCIA JOSE 443 DUDLEY		ROXBURY	02119	MA
08	2861-	05320		447	DUDLEY				R1	00003200	DOCANTO FRANCISCO 447 DUDLEY	ETAL	ROXBURY	02119	MA
08	2862-	11620		449	DUDLEY	449B			RC	00003200	LOPEZ LUIS ETAL 449 DUDLEY		ROXBURY	02119	MA
08	2867-	E0349	J	451	DUDLEY			FRM	E	00002000	CITY OF BOSTON 451 DUDLEY		ROXBURY	02119	MA
08	2868-	E0350	J	453	DUDLEY			FRM	E	00002160	CITY OF BOSTON 453 DUDLEY		ROXBURY	02119	MA
08	2828-	E0339	J	457	DUDLEY	457B	W COR		E	00003710	CITY OF BOSTON 457 DUDLEY		ROXBURY	02119	MA
08	3115-	16740		459	DUDLEY	465		FRM	CL	00003500	SHAFFER WILLIAM F TRST 459 DUDLEY		ROXBURY	02119	MA
08	3116-	14040		467	DUDLEY	469			CL	00001764	OLIVO DANIEL N 467 DUDLEY		ROXBURY	02119	MA

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
08	3117-	15420		471	DUDLEY		471A		R4	00001758	RIST EDWARD B JR TS 80 PAUL GORE	JAMAICA PLAIN	MA 02130
08	3118-	15430		471B	DUDLEY		473		R4	00001988	RIST EDWARD B JR TS 80 PAUL GORE	JAMAICA PLAIN	MA 02130
08	3119-	15440		473A	DUDLEY		473B	COR	R4	00001989	RIST EDWARD B JR TS 80 PAUL GORE	JAMAICA PLAIN	MA 02130
08	3124-	02740		475A	DUDLEY		475		RC	00001933	CABRAL FREDDY R 475A DUDLEY	ROXBURY	MA 02119
08	3125-	09640		477	DUDLEY		477A		R4	00001939	KENES SOLOMON 477 DUDLEY	ROXBURY	MA 02119
08	3128-	E0421	J	483	DUDLEY		483A	FRM	E	00002160	CITY OF BOSTON 483 DUDLEY	ROXBURY	MA 02119
08	3129-	04780		485	DUDLEY		487		CL	00002400	DEJESUS ALFREDO 15 VIRGINIA	DORCHESTER	MA 02125
08	3130-	02990		489	DUDLEY		491	FRM	CL	00002425	CASSERLY CHRISTINE BOX 682	ROXBURY	MA 02119
08	226-	02640		490	DUDLEY			SE COR	R2	00002926	BURTON JOSEPH 490 DUDLEY	ROXBURY	MA 02119
08	257-	16300		492	DUDLEY				R2	00003158	SCOTT REALTY CO 492 DUDLEY	ROXBURY	MA 02119
08	3131-	03000		493	DUDLEY		495	NW COR	C	00003396	CASSERLY CHRISTINE BOX 682	ROXBURY	MA 02119
08	256-	1 E0182	J	494	DUDLEY		498	NWS	E	00001406	CITY OF BOSTON 498 DUDLEY	ROXBURY	MA 02119
08	3146-	1 17360		503	DDUDLEY		509		RL	00003267	SMITH SHIRLEY 503 DUDLEY	ROXBURY	MA 02119
08	210-	16270		506	DUDLEY		510		C	00009974	SCOTT REALTY CO 506 DUDLEY	ROXBURY	MA 02119
08	3147-	03970		509A	DUDLEY				C	00000958	COSTA JOSE D ETAL 509A DUDLEY	ROXBURY	MA 02119
08	3148-	06380		511	DUDLEY		515A	FRM	RL	00005080	FIDALGO JOSE P ETAL 517 DUDLEY	ROXBURY	MA 02119
08	209-	16450		512	DUDLEY		520		C	00011115	SCOTT REALTY COMPANY 512 DUDLEY	ROXBURY	MA 02119
08	3149-	06390		517	DUDLEY		517A		RC	00004704	FIDALGO JOSE P ETAL 517 DUDLEY	ROXBURY	MA 02119
08	3150-	16310		519	DUDLEY		521		RL	00004766	SCOTT REALTY CO 519 DUDLEY	ROXBURY	MA 02119
08	176-	15720		524A	DUDLEY		524		RC	00002927	ROSA ANTONIO S TS 524 DUDLEY	ROXBURY	MA 02119
08	202-	11410		526	DUDLEY		528	FRM	RL	00002783	LOEW ELIAS M 164 TREMONT	BOSTON	MA 02111
08	3165-	16550		527	DUDLEY		533	533	RC	00002940	SELMAN LIVINGSTON 527 DUDLEY	ROXBURY	MA 02119
08	201-	11400		530	DUDLEY			FRM	RL	00004957	LOEW ELIAS M 164 TREMONT	BOSTON	MA 02111
08	200-	07740		534A	DUDLEY		534		C	00001846	GONZALEZ SANTOS R 534 DUDLEY	ROXBURY	MA 02119
08	3166-	00880		535	DUDLEY		545		C	00006300	AZAR STEPHEN A TRST 535 DUDLEY	DORCHESTER	MA 02125
08	199-	15520		536A	DUDLEY		536	FRM	RL	00002617	ROBINSON CHARLES S 536A DUDLEY	ROXBURY	MA 02119

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
08	156-	02430		538	DUDLEY		552	552	CL	00011793	BRUCKER RHODA ETAL 101 MONMOUTH APT 103	BROOKLINE MA	02146
08	3168-	E0489	11	547	DUDLEY		549		E	00002460	GOOD SAMARITAN PENTECOSTAL 547 DUDLEY	ROXBURY MA	02119
08	3169-	14330		551	DUDLEY		553		RC	00002567	PASSARETTI ALBERT A 49 CLARENCE	ROXBURY MA	02119
08	132-	19610		554A	DUDLEY		570	SE COR	C	00013706	VISH INC MASS CORP 554A DUDLEY	ROXBURY MA	02119
08	131-	18950		590	DUDLEY			FRM	CL	00002635	TORO MILFRED 590 DUDLEY	ROXBURY MA	02119
08	130-	E0435	J	592	DUDLEY		592A		E	00002625	CITY OF BOSTON BY FCL 592 DUDLEY	DORCHESTER MA	02125
08	129-	19840		594	DUDLEY			FRM	CL	00002615	MEINSTEIN SAUL TRSTS C/O MEINSTEIN 2401 WASHINGTON	ROXBURY MA	02119
08	128-	19830		596	DUDLEY			FRM	CL	00002605	MEINSTEIN SAUL TRSTS C/O MEINSTEIN 2401 WASHINGTON	ROXBURY MA	02119
08	127-	E0434	J	598	DUDLEY			FRM	E	00002596	CITY OF BOSTON BY FCL 598 DUDLEY	DORCHESTER MA	02125
08	126-	E0433	J	600	DUDLEY			FRM	E	00002586	CITY OF BOSTON BY FCL 600 DUDLEY	DORCHESTER MA	02125
08	125-	19820		602	DUDLEY			FRM	CL	00002576	MEINSTEIN SAUL TRSTS C/O MEINSTEIN 2401 WASHINGTON	ROXBURY MA	02119
08	124-	E0432	J	604	DUDLEY			FRM	E	00002566	CITY OF BOSTON BY FCL 604 DUDLEY	DORCHESTER MA	02125
08	123-	E0431	J	606	DUDLEY			FRM	E	00002673	CITY OF BOSTON BY FCL 606 DUDLEY	DORCHESTER MA	02125
08	122-	E0472	00	610	DUDLEY		612	FRM	EA	00005294	COTTAGE BROOK ASSOCIATES LPS 610 DUDLEY	ROXBURY MA	02119
08	121-	E0471	00	614	DUDLEY				EA	00002789	COTTAGE BROOK ASSOCIATES LPS 614 DUDLEY	ROXBURY MA	02119
08	120-	E0470	00	616	DUDLEY				EA	00002567	COTTAGE BROOK ASSOCIATES LPS 616 DUDLEY	ROXBURY MA	02119
08	119-	15610		618	DUDLEY				R4	00002557	RODRIGUEZ ANGEL 618 DUDLEY	ROXBURY MA	02119
08	118-	04200		620	DUDLEY				R4	00002547	CURET DOLORES 38 CLAYBOURNE	DORCHESTER MA	02124
08	117-	E0469	00	622A	DUDLEY		622		EA	00002588	COTTAGE BROOK ASSOCIATES LPS 622A DUDLEY	ROXBURY MA	02119
08	116-	E0468	00	624A	DUDLEY		624		EA	00002587	COTTAGE BROOK ASSOCIATES LPS 624A DUDLEY	ROXBURY MA	02119
08	115-	E0467	00	626	DUDLEY				EA	00002537	COTTAGE BROOK ASSOCIATES LPS 626 DUDLEY	ROXBURY MA	02119
08	114-	E0466	00	628	DUDLEY				EA	00003527	COTTAGE BROOK ASSOCIATES LPS 628 DUDLEY	ROXBURY MA	02119
08	113-	E0177	J	630	DUDLEY			FRM	E	00002346	CITY OF BOSTON 630 DUDLEY	DORCHESTER MA	02125
08	112-	E0176	J	632	DUDLEY				E	00002119	CITY OF BOSTON 632 DUDLEY	DORCHESTER MA	02125
08	111-	E0175	J	634	DUDLEY				E	00002119	CITY OF BOSTON 634 DUDLEY	DORCHESTER MA	02125
									E	00002119	CITY OF BOSTON	DORCHESTER MA	

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP	
08	2737-	11300		56	FOREST				RL	00003942	LEWIS IDA M 56 FOREST	ROXBURY	02119	MA
08	2743-	00790		57	FOREST				R1	00003920	ARROYO ROGELO 57 FOREST	ROXBURY	02119	MA
08	2736-	08240		58	FOREST				R2	00004700	HARDING EDWARD L 41 FOREST	ROXBURY	02119	MA
08	2744-	00800		59	FOREST				R1	00003920	ARROYO ROGELO 57 FOREST	ROXBURY	02119	MA
08	2735-	01550		60	FOREST				R1	00004080	BENGUCHE HERMAN ETAL 60 FOREST	ROXBURY	02119	MA
08	2745-	07890		61	FOREST				R2	00007700	GRANDY HERBERT 61 FOREST	ROXBURY	02119	MA
08	2734-	16530		62	FOREST				A	00010693	SECRETARY OF HOUSING C/O PROPERTY DISP BR 15 NEW CHARDON	BOSTON	02114	MA
08	2734-	16530		2	FOREST PL				A	00010693	SECRETARY OF HOUSING C/O PROPERTY DISP BR 15 NEW CHARDON	BOSTON	02114	MA
08	2733-	14420		3	FOREST PL			AT END	R2	00004274	PEARL ERNEST ETAL 3 FOREST PL	ROXBURY	02119	MA

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP	
08	2893-	E0364	J		HUCKINS			FRM 21	E	00001170	CITY OF BOSTON HUCKINS	ROXBURY	02119	MA
08	2892-	E0363	J		HUCKINS			FRM 19	E	00001120	CITY OF BOSTON HUCKINS	ROXBURY	02119	MA
08	2891-	E0448	J		HUCKINS			FRM 17	E	00002519	CITY OF BOSTON FCL HUCKINS	ROXBURY	02119	MA
08	2894-	E0365	J		HUCKINS			FRM 23	E	00001170	CITY OF BOSTON HUCKINS	ROXBURY	02119	MA
08	2837-	E0342	J		HUCKINS			FRM 24	E	00003018	CITY OF BOSTON HUCKINS	ROXBURY	02119	MA
08	2835-	00170			HUCKINS				RL	00001950	ACEVEDO RAFAEL ETAL 13 DENNIS	ROXBURY	02119	MA
08	2841-	11820			HUCKINS				C	00006534	MACKALL JAMES R TRST 30 BLUE HILL AVE	ROXBURY	02119	MA
08	2840-	E0344	J		HUCKINS				E	00009167	CITY OF BOSTON HUCKINS	ROXBURY	02119	MA
08	2838-	E0343	J		HUCKINS			FRM 20	E	00003627	CITY OF BOSTON HUCKINS	ROXBURY	02119	MA
08	2887-	13420			HUCKINS				RL	00005392	NASH JOHN M BOX 117	MATTAPAN	02126	MA
08	2870-	E0352	J		HUCKINS				E	00000853	CITY OF BOSTON 15 DENNIS	ROXBURY	02119	MA
08	2888-	13260		7	HUCKINS				R1	00003027	MUHAMMED LATIFAH H A 7 HUCKINS	ROXBURY	02119	MA
08	2889-	E0441	J	13	HUCKINS				E	00005278	CITY OF BOSTON BY FCL 13 HUCKINS	ROXBURY	02119	MA
08	2890-	12380		15	HUCKINS				R1	00003836	MCBRAYER JERRY L ETAL 15 HUCKINS	ROXBURY	02119	MA
08	2839-	08480		16	HUCKINS			FRM	RL	00004759	HAZELTON MARY H 16 HUCKINS	ROXBURY	02119	MA
08	2895-	E0366	J	25	HUCKINS			FRM	E	00001170	CITY OF BOSTON 25 HUCKINS	ROXBURY	02119	MA
08	2836-	E0341	J	26	HUCKINS			FRM	E	00001666	CITY OF BOSTON 26 HUCKINS	ROXBURY	02119	MA
08	2896-	E0367	J	27	HUCKINS			FRM	E	00001170	CITY OF BOSTON 27 HUCKINS	ROXBURY	02119	MA
08	2897-	E0368	J	29	HUCKINS			FRM	E	00001170	CITY OF BOSTON 29 HUCKINS	ROXBURY	02119	MA

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
08	2795-	12090			LAGRANGE PL	LT	4		RL	00004340	MARGOLIS CALVIN 1244 BOYLSTON	CHESTNUT HILL	MA 02167
08	2794-	12080			LAGRANGE PL	LT	2		RL	00001830	MARGOLIS CALVIN 1244 BOYLSTON	CHESTNUT HILL	MA 02167
08	2798-	07550		1	LAGRANGE PL			FRM	RL	00001826	GOLDSMITH HERMAN 1 LAGRANGE PL	ROXBURY	MA 02119
08	2797-	14090		3	LAGRANGE PL				R2	00002263	ORTEGA ANGEL ETAL 3 LAGRANGE PL	ROXBURY	MA 02119
08	2796-	08290		5	LAGRANGE PL				R3	00005000	HARMON ALBERT M ETAL 5 LAGRANGE PL	ROXBURY	MA 02119
08	2795-	1 04340		6	LAGRANGE PL				R1	00009880	DANTLEY WESLEY ETAL 6 LAGRANGE PL	ROXBURY	MA 02119
08	136-	E0535 31		1	LEYLAND				E	00002226	ROXBURY COMMUNITY SCHOOL INC 1 LEYLAND	DORCHESTER	MA 02125
08	137-	E0536 31		1A	LEYLAND				E	00002390	ROXBURY COMMUNITY SCHOOL INC 1A LEYLAND	DORCHESTER	MA 02125
08	138-	10750		3	LEYLAND				RL	00003684	LEE JIM JR 3 LEYLAND	DORCHESTER	MA 02125
08	139-	E0017 31		5	LEYLAND				E	00003603	BOSTON NATURAL AREA FUND	BOSTON	MA
08	140-	E0018 31		7	LEYLAND				E	00003557	BOSTON NATURAL AREA FUND 73 TREMONT	BOSTON	MA 02108
08	141-	E0019 31		9	LEYLAND				E	00003455	BOSTON NATURAL AREA FUND 73 TREMONT	BOSTON	MA 02108
08	142-	E0020 31		11	LEYLAND				E	00003367	BOSTON NATURAL AREA FUND 73 TREMONT	BOSTON	MA 02108
08	143-	E0021 31		13	LEYLAND				E	00003276	BOSTON NATURAL AREA FUND 73 TREMONT	BOSTON	MA 02108
08	144-	00640		15	LEYLAND				R3	00003276	ANDERSON LILLIAN ETAL 15 LEYLAND	DORCHESTER	MA 02125
08	145-	E0475 00		17	LEYLAND			FRM	EA	00003071	COTTAGE BROOK ASSOCIATES LPS 17 LEYLAND	DORCHESTER	MA 02125

TIME 11:08:39

WARD AND STREET NAME SEQUENCE

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
08	2953-	E0386	J		MORELAND			FRM 133	E	00001181	CITY OF BOSTON MORELAND	ROXBURY	MA 02119
08	2952-	E0385	J		MORELAND			FRM 131	E	00001267	CITY OF BOSTON MORELAND	ROXBURY	MA 02119
08	2951-	E0384	J		MORELAND			FRM 129	E	00001338	CITY OF BOSTON MORELAND	ROXBURY	MA 02119
08	2950-	E0383	J		MORELAND			FRM 127	E	00001904	CITY OF BOSTON MORELAND	ROXBURY	MA 02119
08	2972-	E0388	J		MORELAND			FRM 119-123	E	00003700	CITY OF BOSTON MORELAND	ROXBURY	MA 02119
08	3061-	E0449	J		MORELAND				E	00009600	CITY OF BOSTON FCL MORELAND	ROXBURY	MA 02119
08	3059-	E0396	J		MORELAND			FRM 139	E	00002814	CITY OF BOSTON MORELAND	ROXBURY	MA 02119
08	3079-	06060			MORELAND			FRM 138	RL	00002550	EVERETT HENRY MORELAND	ROXBURY	MA 02119
08	3091-	E0412	J		MORELAND			FORM 142	E	00002151	CITY OF BOSTON MORELAND	ROXBURY	MA 02119
08	2905-	E0375	J		MORELAND			NE	E	00004998	CITY OF BOSTON MORELAND	ROXBURY	MA 02119
08	2904-	E0374	J		MORELAND			FRM 124	E	00001626	CITY OF BOSTON MORELAND	ROXBURY	MA 02119
08	2906-	E0376	J		MORELAND				E	00005000	CITY OF BOSTON MORELAND	ROXBURY	MA 02119
08	2949-	19760		78	MORELAND				R3	00006500	WEAVER CLIFFORD ETAL 78 MORELAND	ROXBURY	MA 02119
08	2948-	18580		80	MORELAND				R3	00009750	TANNER WISE M ETAL 80 MORELAND	ROXBURY	MA 02119
08	2947-	02150		84	MORELAND				R2	00007040	BOYD JOHN H ETAL 84 MORELAND	ROXBURY	MA 02119
08	2946-	08850		86	MORELAND				R2	00004400	HOSPEDALES LLOYD L 86 MORELAND	ROXBURY	MA 02119
08	2945-	05230		88	MORELAND				R2	00009145	DIGGS HAROLD H SR ETAL 88 MORELAND	ROXBURY	MA 02119
08	2944-	05240		92	MORELAND				R4	00014216	DIGGS MAY E 92 MORELAND	ROXBURY	MA 02119
08	2943-	02170		94	MORELAND				R3	00003415	BOYER ROBERT L 94 MORELAND	ROXBURY	MA 02119
08	2942-	02380		96	MORELAND				R3	00003474	BROWN JAMES * REBA E BE 96 MORELAND	ROXBURY	MA 02119
08	2941-	01810		98	MORELAND				R3	00002654	BLOUNT DOROTHY ETAL 98 MORELAND	ROXBURY	MA 02119
08	2939-	02190		102	MORELAND				R1	00000906	BRADLEY FREDDIE L 102 MORELAND	ROXBURY	MA 02119

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET		CITY	ZIP	
08	2938-	02480		102A	MORELAND				R3	00000909	BURGOS JUAN 102A MORELAND		ROXBURY	02119	MA
08	2908- 1	20080		104	MORELAND				RL	00002023	WILSON ALICE L 64 BLUE HILL AV		ROXBURY	02119	MA
08	2908-	20070		108	MORELAND			FRM	RL	00001835	WILSON ALICE L 64 BLUE HILL AV		ROXBURY	02119	MA
08	2907-	20060		112	MORELAND			FRM	RL	00002444	WILSON ALICE L 64 BLUE HILL AVE		ROXBURY	02119	MA
08	2971-	13170		113	MORELAND			FRM	RL	00002564	MORRIS JOSEPHINE 115 MORELAND		ROXBURY	02119	MA
08	2971- 1	13180		115	MORELAND				R3	00002174	MORRIS LEE S 115 MORELAND	ETAL	ROXBURY	02119	MA
08	2973-	08200		125	MORELAND			FRM	RL	00003422	HANDY JOHN H 125 MORELAND		ROXBURY	02119	MA
09	3080-	E0404	J	136	MORELAND			FRM NECOR	E	00001200	CITY OF BOSTON 136 MORELAND		ROXBURY	02119	MA
08	3058-	E0395	J	137	MORELAND			FRM	E	00003015	CITY OF BOSTON 137 MORELAND		ROXBURY	02119	MA
08	3078-	E0403	J	140	MORELAND				E	00003156	CITY OF BOSTON 140 MORELAND		ROXBURY	02119	MA
08	3060-	03320		143	MORELAND	145			R4	00003852	CHISHOLM JULIUS ETAL 145 MORELAND		ROXBURY	02119	MA
08	3090-	E0411	J	144	MORELAND				E	00002867	CITY OF BOSTON 144 MORELAND		ROXBURY	02119	MA
08	3089-	00470		146	MORELAND				R3	00001514	ALVES CHRISTINO 146 MORELAND		ROXBURY	02119	MA
08	2706-	E0330	J		NEWMAN PL			FRM 5	E	00000890	CITY OF BOSTON NEWMAN PL		ROXBURY	02119	MA
08	2708-	18560			NEWMAN PL				CL	00002048	SULLIVAN JOHN L 266 GOLD		SOUTH BOSTON	02127	MA
08	2703-	13330			NEWMAN PL				R2	00001433	MURRAY DAVID 349 DUDLEY		ROXBURY	02119	MA
08	2704-	06040		1	NEWMAN PL			FRM	CL	00000926	EVANS PRENTICE C TRST 1 NEWMAN PL		ROXBURY	02119	MA
08	2707-	12830		2	NEWMAN PL			FRM	CL	00002048	MIRAMBEAUX RESAURA 2 NEWMAN PL		ROXBURY	02119	MA
08	2705-	06510		3	NEWMAN PL			FRM	CL	00000914	FLACCONIO FORTUNATO 3 NEWMAN PL	ETAL	ROXBURY	02119	MA
08	2857-	15290		14	PARTRIDGE PL		16		C	00007340	REODINGTON JOHN J 20 REX DRIVE	ETAL	BRAINTREE	02184	MA

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
08	3106-	E0420	J		ROLLINS CT			FRM 11	E	00002389	CITY OF BOSTON ROLLINS CT	ROXBURY	MA 02119
08	3105-	E0419	J		ROLLINS CT			FRM 9	E	00001539	CITY OF BOSTON ROLLINS CT	ROXBURY	MA 02119
08	3104-	E0418	J		ROLLINS CT			FRM 7	E	00001501	CITY OF BOSTON ROLLINS CT	ROXBURY	MA 02119
08	3103-	E0417	J		ROLLINS CT			FRM 5	E	00001485	CITY OF BOSTON ROLLINS CT	ROXBURY	MA 02119
08	3110-	09630		6	ROLLINS CT			FRM	RL	00001703	KELLY WILLIAM G 18 THIRD AV	SCITUATE	MA 02066
08	3109-	09620		8	ROLLINS CT			FRM	RL	00001400	KELLY WILLIAM G 18 THIRD AV	SCITUATE	MA 02066
08	3108-	09610		10	ROLLINS CT			FRM	RL	00001400	KELLY WILLIAM G 18 THIRD AV	SCITUATE	MA 02066
08	3107-	09600		12	ROLLINS CT			FRM	RL	00001746	KELLY WILLIAM G 18 THIRD AV	SCITUATE	MA 02066
08	2992-	20390			STAFFORD				R3	00002037	YOUNG HENRY G 84 BLUE HILL AVE	ROXBURY	MA 02119
08	2993-	19660		3	STAFFORD				R2	00001825	WALKER SCOTT 5 STAFFORD	ROXBURY	MA 02119
08	2961-	15550		4	STAFFORD				R1	00003532	ROBINSON RALPH L ETAL 4 STAFFORD	ROXBURY	MA 02119
08	2994-	19670		5	STAFFORD				R2	00001838	WALKER SCOTT 5 STAFFORD	ROXBURY	MA 02119
08	2960-	02200		6R	STAFFORD	6		FRM	RL	00003900	BRADY NAPOLEON BOX 737	BOSTON	MA 02103
08	2995-	02460		7	STAFFORD			FRM	RL	00001920	BULLOCK RICHARD SR TRST 2 GLENARM	DORCHESTER	MA 02121
08	2959-	13010		8	STAFFORD			FRM	RL	00003900	MOORE CECIL ETAL 231 CALLENDER	DORCHESTER	MA 02124
08	2996-	00200		9	STAFFORD			FRM	RL	00001920	ACKERMAN THOMAS 21 CRESTWOOD PK	ROXBURY	MA 02119
08	2958-	13000		10	STAFFORD			FRM	RL	00003900	MOORE CECIL ETAL 231 CALLENDER	DORCHESTER	MA 02124
08	2997-	00210		11	STAFFORD			FRM	RL	00001920	ACKERMAN THOMAS 21 CRESTWOOD PK	ROXBURY	MA 02119
08	2957-	02160		12	STAFFORD				R1	00002030	BOYER OTIS 12 STAFFORD	ROXBURY	MA 02119
08	2998-	01190		13	STAFFORD				R2	00001800	BARNES IRENE ETAL 13 STAFFORD	ROXBURY	MA 02119
08	2956-	15530		14	STAFFORD			COR	R2	00004215	ROBINSON JUANITA ETAL 14 STAFFORD	ROXBURY	MA 02119
08	2999-	01200		15	STAFFORD				R1	00001800	BARNES IRENE ETAL 15 STAFFORD	ROXBURY	MA 02119
08	2974-	08950		17	STAFFORD	19		N COR	R4	00003255	IVY LAURA M 19 STAFFORD	ROXBURY	MA 02119
08	3025-	02360			WEST COTTAGE			N	RL	00001813	BROWN BENJAMIN J ETAL 105 WEST COTTAGE	DORCHESTER	MA 02125
08	3075-	02090			WEST COTTAGE			NGAR	RL	00002590	BOWDRE LEVON 72 ERIE	DORCHESTER	MA 02121

WD	PARCEL-SUB	BILL EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
08	3169-	14330	1A	WEST COTTAGE	1	1		RC	00002567	PASSARETTI ALBERT A 49 CLARENCE	ROXBURY	MA 02119
08	3170- 1	05700	3A	WEST COTTAGE				R2	00003237	DUGGER KENNETH G ETAL 3A WEST COTTAGE	DORCHESTER	MA 02125
08	3170-	05640	3R	WEST COTTAGE	3			R3	00002463	DROMGOOLE WILLIAM 3 N COTTAGE	ROXBURY	MA 02119
08	3171-	15160	5	WEST COTTAGE				R2	00005700	RAMOS ISARAEL ETAL 5 WEST COTTAGE	DORCHESTER	MA 02125
08	3172-	13070	7	WEST COTTAGE				R1	00002850	MORALES JULIA ORTEGA 7 WEST COTTAGE	DORCHESTER	MA 02125
08	3173-	03950	9	WEST COTTAGE				R4	00002280	CORREIA NECULAH ETAL 89 BROOK AVE	DORCHESTER	MA 02125
08	3174-	E0486 00	11	WEST COTTAGE				EA	00002280	COTTAGE BROOK ASSOCIATES LPS 11 WEST COTTAGE	DORCHESTER	MA 02125
08	3175-	12780	11HF	WEST COTTAGE				R3	00002280	MILLS RONNIE ETAL 11HFWEST COTTAGE	DORCHESTER	MA 02125
08	3176-	03920	15	WEST COTTAGE				RL	00002280	CORREIA JOE 15 W COTTAGE	DORCHESTER	MA 02125
08	3177-	03930	17	WEST COTTAGE				RL	00002280	CORREIA JOE 17 W COTTAGE	DORCHESTER	MA 02125
08	3178-	09310	19	WEST COTTAGE				RL	00002850	JOHSON AL RAY 21 W COTTAGE	DORCHESTER	MA 02125
08	3179-	09300	21	WEST COTTAGE			FRM	RL	00002850	JOHNSON RAYMOND A C/O JOSE AROCHO 25 WEST COTTAGE	DORCHESTER	MA 02125
08	3180-	00910	23	WEST COTTAGE			FRM	RL	00002850	BADGETT SHIRLEY A C/O JOSE AROCHO 25 WEST COTTAGE	DORCHESTER	MA 02125
08	3181-	19480	25	WEST COTTAGE				R1	00004284	VELASQUEZ MAXIMINO 25 WEST COTTAGE	DORCHESTER	MA 02125
08	3182-	17900	27	WEST COTTAGE				R3	00001496	STRANGE JOSEPH & DOROTHY BE 8HFBEETHOVEN	JAMAICA PLAIN	MA 02130
08	3183-	17910	29	WEST COTTAGE				R3	00001496	STRANGE JOSEPH & DOROTHY BE 8HFBEETHOVEN	JAMAICA PLAIN	MA 02130
08	3072-	14390	33	WEST COTTAGE				RL	00001950	PATTERSON ALBERTA J 33 WEST COTTAGE	DORCHESTER	MA 02125
08	3073-	05860	35	WEST COTTAGE	45			RL	00005531	EDWARDS LESSIE 47 WEST COTTAGE	DORCHESTER	MA 02125
08	3074-	05870	47	WEST COTTAGE				R1	00002390	EDWARDS LESSIE 47 WEST COTTAGE	DORCHESTER	MA 02125
08	3076-	20400	49	WEST COTTAGE				R2	00002484	YOUNG HENRY G 86 BLUE HILL AV	ROXBURY	MA 02119
08	3077-	04610	53	WEST COTTAGE				R1	00002585	DAHVD ABDALLAH 65 KING	WORCESTER	MA 01610
08	3016-	16170	69	WEST COTTAGE				R2	00002738	SAUNDERS ALFRED MICHAEL 69 WEST COTTAGE	ROXBURY	MA 02119
08	3017-	11660	71	WEST COTTAGE				R2	00003130	LUCAS- DAVIS RENEE 71 WEST COTTAGE	ROXBURY	MA 02119
08	3018-	05550	73	WEST COTTAGE				R2	00003432	DORSEY EMMA H 73 N COTTAGE	DORCHESTER	MA 02125
08	3019-	07020	75R	WEST COTTAGE				A	00005144	FULLER ROBERT TRST 23 HAROLD	ROXBURY	MA 02119
08	3019- 1	10230	77	WEST COTTAGE				R2	00003736	KIDD JEFFERSON P ETAL 77 WEST COTTAGE	DORCHESTER	MA 02125

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
08	3020-	01610		79	WEST COTTAGE				R2	00006450	BENNETT DAVID R ETAL 79 WEST COTTAGE	DORCHESTER	MA 02125
08	3021-	04140		81	WEST COTTAGE		83		R4	00007500	CRUTCHLEY JONATHAN TRST 83 WEST COTTAGE	DORCHESTER	MA 02125
08	3022-	08080		87	WEST COTTAGE				R2	00007500	GRIFFITH CYRUS A ETAL 87 WEST COTTAGE	DORCHESTER	MA 02125
08	3023-	13460		91	WEST COTTAGE				R2	00007500	NELSON CLAUDE 91 WEST COTTAGE	DORCHESTER	MA 02125
08	3024-	03400		95	WEST COTTAGE				R2	00007500	CLARK FRANK E ETAL 95 WEST COTTAGE	DORCHESTER	MA 02125
08	3000-	15920		105	WEST COTTAGE		107	FRM	RL	00006121	RUSSO FRANK J 1312 BOYLSTON	BOSTON	MA 02115
08	3029-	08380			WOODVILLE	LT	E		RL	00000910	HARRY KENRICK C 9 WOODVILLE	ROXBURY	MA 02119
08	2979-	03700			WOODVILLE			FRM 35	RL	00005593	COLON DIONISIO 33 WOODVILLE	ROXBURY	MA 02119
08	3005-	E0391	J		WOODVILLE				E	00006377	CITY OF BOSTON WOODVILLE	ROXBURY	MA 02119

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET		CITY	ZIP	
08	2976-	07720			WOODVILLE				R3	00003460	GONCALVES VIRIATO ETAL 67 DENNIS		ROXBURY	02119	MA
08	3026-	20000		1	WOODVILLE				R1	00002100	WILCOX JOHN W ETAL 1 WOODVILLE		ROXBURY	02119	MA
08	3015-	03620		2	WOODVILLE				R1	00003980	COLEMAN ELIAS 2 WOODVILLE	ETAL	ROXBURY	02119	MA
08	3027-	19970		3	WOODVILLE				R3	00002474	WIGGINS EMERSON C 3 WOODVILLE	ETAL	ROXBURY	02119	MA
08	3028-	09660		5	WOODVILLE				R1	00002475	KENRICK HARRY 5 WOODVILLE		ROXBURY	02119	MA
08	3014-	20010		6	WOODVILLE				R3	00003645	WILDER LELIA 6 WOODVILLE		ROXBURY	02119	MA
08	3030-	08390		9	WOODVILLE				R3	00003500	HARRY KENRICK C 9 WOODVILLE		ROXBURY	02119	MA
08	3031-	08360		13	WOODVILLE				R2	00005479	HARRY KENRICK 13 WOODVILLE		ROXBURY	02119	MA
08	3035-	08370		15	WOODVILLE				R3	00003682	HARRY KENRICK 15 WOODVILLE		ROXBURY	02119	MA
08	3013-	08980		16	WOODVILLE				R3	00005355	JACKSON JOSEPH P 16 WOODVILLE	ETAL	ROXBURY	02119	MA
08	3036-	08400		17	WOODVILLE				R2	00003735	HARRY KENRICK C 17 WOODVILLE		ROXBURY	02119	MA
08	3037-	08120		19	WOODVILLE				R3	00003837	GUNN LELA B 19 WOODVILLE		ROXBURY	02119	MA
08	3012-	09340		20	WOODVILLE				R3	00003479	JONES JOHN C 20 WOODVILLE		ROXBURY	02119	MA
08	3038-	19900		21	WOODVILLE				R2	00003938	WHITE ANN 21 WOODVILLE		ROXBURY	02119	MA
08	3039-	09100		23	WOODVILLE				R1	00002415	JAMES ORMOND S JR 23 WOODVILLE	ETAL	ROXBURY	02119	MA
08	3040-	16140		25	WOODVILLE				R2	00003074	SAPP KAREN ETAL 25 WOODVILLE		ROXBURY	02119	MA
08	3010-	16250		26	WOODVILLE				RC	00006097	SCANTLEBURY LAWSON 26 WOODVILLE		ROXBURY	02119	MA
08	2977-	03680		31	WOODVILLE		FRM		CL	00002510	COLON DIONISIO 33 WOODVILLE		ROXBURY	02119	MA
08	3009-	E0393	J	32	WOODVILLE				E	00006362	CITY OF BOSTON 32 WOODVILLE		ROXBURY	02119	MA
08	2978-	03690		33	WOODVILLE		FRM		RL	00002444	COLON DIONISIO 33 WOODVILLE		ROXBURY	02119	MA
08	3008-	E0392	J	34	WOODVILLE				E	00004706	CITY OF BOSTON 34 WOODVILLE		ROXBURY	02119	MA
08	3007-	00230		38	WOODVILLE				RL	00006608	ADAMS HELEN G 38 WOODVILLE		ROXBURY	02119	MA
08	2980-	09050		41	WOODVILLE				RL	00004473	JAMB ENTERPRISES 41 WOODVILLE		ROXBURY	02119	MA
08	3006-	03470		42	WOODVILLE				R1	00005932	CLARKE OTHNIEL F 42 WOODVILLE	ETAL	ROXBURY	02119	MA
08	2981-	12580		45	WOODVILLE				R1	00001094	MCLEOD EVELYN L 45 WOODVILLE		ROXBURY	02119	MA
08	3011-	06620		22	WOODVILLE		FRM		RL	00007792	FORD M NEIL 14 GLENARM		DORCHESTER	02121	MA

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP	
08	3055-	10250			WOODVILLE PK				R2	00005205	KIMBROUGH ULYSSES ETAL 46 DENNIS	ROXBURY	02119	MA
08	3049-	01400			WOODVILLE PK			FRM 12	RL	00001659	BATTLE MURPHY B WOODVILLE PK	ETAL ROXBURY	02119	MA
08	3042-	09150		1	WOODVILLE PK				R3	00007100	JENKINS TILLMAN 50 DENNIS	ROXBURY	02119	MA
08	3054-	12560		2	WOODVILLE PK				R3	00002223	MCLEAN DANIEL H ETAL 2 WOODVILLE PK	ROXBURY	02119	MA
08	3043-	09120		3	WOODVILLE PK				R2	00002246	JEFFERSON CLYDE 3 WOODVILLE PK	ROXBURY	02119	MA
08	3053-	08730		4	WOODVILLE PK				RL	00002079	HILL CLARENCE ETAL 4 WOODVILLE PK	ROXBURY	02119	MA
08	3044-	12550		5	WOODVILLE PK				R1	00002113	MCLEAN DANIEL H ETAL 5 WOODVILLE PK	ROXBURY	02119	MA
08	3052-	07930		6	WOODVILLE PK				RL	00003645	GRAY WILLIAM ETAL 6 WOODVILLE PK	ROXBURY	02119	MA
08	3045-	02950		7	WOODVILLE PK				R1	00001981	CARTER DEBORAH J 7 WOODVILLE PK	ROXBURY	02119	MA
08	3051-	06960		8	WOODVILLE PK				R1	00001889	FULLER AUSTIN ETAL 8 WOODVILLE PK	ROXBURY	02119	MA
08	3046-	08720		9	WOODVILLE PK				R2	00001950	HILL CLARENCE ETAL 9 WOODVILLE PK	ROXBURY	02119	MA
08	3050-	08780		10	WOODVILLE PK				R1	00001860	HOBSON DORIS A 10 WOODVILLE PK	ROXBURY	02119	MA
08	3047-	02210		11	WOODVILLE PK				R1	00001941	BRANCH HAROLD ETAL 11 WOODVILLE PK	ROXBURY	02119	MA
08	3048-	1. 10		13	WOODVILLE PK				R1	00001976	SMITH EDWARD H SR 13 WOODVILLE PK	ETAL ROXBURY	02119	MA

WD	PARCEL-SUB	BILL EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP	
12	406-	15900		BLUE HILL AV				A	00005048	PORT ANTONIO ASSOCS LPS 8 IRWIN AVE	ROXBURY	02119	MA

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP	
12	428- 1	01640			BLUE HILL AV				R3	00001520	BIGGER FRED M ETAL 39 ALASKA	ROXBURY	02119	MA
12	465-	E0149	J		BLUE HILL AV				E	00006140	CITY OF BOSTON HAVERLY	BOSTON	02116	MA
12	390-	E0146	J		BLUE HILL AV			FRM 95	E	00003300	CITY OF BOSTON BLUE HILL AVE	ROXBURY	02119	MA
12	396-	02240			BLUE HILL AV				R1	00002469	BRIGHT HAZEL V 1 MURRAY AVE	ROXBURY	02119	MA
12	380-	06120		67	BLUE HILL AV				C	00009308	EXXON CORPORATION BOX 53	HOUSTON TX	77001	
12	382-	22310		79	BLUE HILL AV			FRM	RL	00002837	WOODBINE ASSOC INC 57 BLUE HL AV	ROXBURY	02119	MA
12	383-	E0145	J	81	BLUE HILL AV				E	00002751	CITY OF BOSTON 81 BLUE HILL AVE	ROXBURY	02119	MA
12	384-	02370		83	BLUE HILL AV				R1	00002933	BROWN CORNELL 83 BLUE HILL AVE	ROXBURY	02119	MA
12	385-	02010		85	BLUE HILL AV				R1	00003109	BOHOEN DOCK L 85 BLUE HILL AVE	ROXBURY	02119	MA
12	386-	10020		87	BLUE HILL AV				R1	00003194	JACKSON CARLTON JR 87 BLUE HILL AVE	ETAL ROXBURY	02119	MA

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET		CITY	ZIP
12	387-	22630		89	BLUE HILL AV				RC	00005538	YOUNG COURTNEY 89 BLUE HILL AVE		ROXBURY	MA 02119
12	388-	03070		91	BLUE HILL AV				R2	00007002	CALHOUN RACHEL V 91 BLUE HILL AV		ROXBURY	MA 02119
12	389-	10850		93	BLUE HILL AV				R2	00003547	JONES CALVIN 93 BLUE HILL AVE		ROXBURY	MA 02119
12	397-	13940		97	BLUE HILL AV			FRM	CL	00004171	MONCLOVA PAULINO R 97 BLUE HILL AVE	ETAL	ROXBURY	MA 02119
12	398-	09750		99	BLUE HILL AV				R2	00004618	HUNTER LAYMON T 315 CHESTNUT	ETAL	RANDOLPH MA	 02368
12	399-	00020		107	BLUE HILL AV			FRM NCOR NES	RL	00007693	A L JOHNSON ASSOC INC 108 BLUE HILL AV		ROXBURY	MA 02119
12	407-	07320		109	BLUE HILL AV	117A			C	00005479	GLOTH HY TS 109 BLUE HILL AVE		ROXBURY	MA 02119
12	408-	E0329	32	119	BLUE HILL AV				E	00002021	SONS OF GOD APOSTILIC 119 BLUE HILL AVE		ROXBURY	MA 02119
12	409-	13610		121	BLUE HILL AV				R3	00001785	MCINTYRE WILLIAM E ETAL 79 WINDSOR		ROXBURY CROSSING	MA 02120
12	410-	13620		123	BLUE HILL AV				R1	00001947	MCINTYRE WILLIAM E ETAL 79 WINDSOR		ROXBURY CROSSING	MA 02120
12	411-	10320		125	BLUE HILL AV				R3	00003306	JENKINS RICHARD B 2 CORMAN RD	ETAL	MATTAPAN	MA 02126
12	429-	16480		133	BLUE HILL AV				R2	00002783	REASON DANIEL L ETAL 133 BLUE HILL AVENUE		ROXBURY	MA 02119
12	430-	16490		135	BLUE HILL AV			FRM	RL	00003558	REASON DANIEL L ETAL 133 BLUE HILL AV		ROXBURY	MA 02119
12	431-	06380		137	BLUE HILL AV	137C			RC	00004133	FISHER MARGARET 137 BLUE HILL AV		ROXBURY	MA 02119
12	432-	01230		139	BLUE HILL AV				R4	00003840	BEACON JOSLYN 139 BLUE HILL AVE		ROXBURY	MA 02119
12	466-	22300		151	BLUE HILL AV				R2	00005062	WOOOBERRY EVA 151 BLUE HILL AVE		ROXBURY	MA 02119
12	467-	01850		153	BLUE HILL AV	155			C	00001265	BORRERO GEORGORIO 153 BLUE HILL AV		ROXBURY	MA 02119
12	468-	01860		157	BLUE HILL AV	159			C	00001360	BORRERO GEORGORIO 157 BLUE HILL AV		ROXBURY	MA 02119
12	469-	02090		161	BLUE HILL AV				C	00000915	BOYLE ROSEMARY 161 BLUE HILL AVE		ROXBURY	MA 02119
12	470-	10350		163	BLUE HILL AV				C	00000983	JETER LAWRENCE 163 BLUE HILL AVE		ROXBURY	MA 02119
12	471-	10830		165	BLUE HILL AV			NCOR	C	00001123	JONES ANNETTE 165 BLUE HILL AVE		ROXBURY	MA 02119
12	803-	20790		167	BLUE HILL AV	171A	171A		RC	00003135	VALDERRAMA MILFREDO 73 CLIFFORD		ROXBURY	MA 02119
12	804-	22350		173	BLUE HILL AV				RC	00003437	WOOTEN LUCY 173 BLUE HILL AVE		ROXBURY	MA 02119
12	805-	05950		177	BLUE HILL AV				R1	00003436	ENGLAND DIANNE 177 BLUE HILL AVE		ROXBURY	MA 02119
12	806-	E0160	J	179	BLUE HILL AV			FRM	E	00002110	CITY OF BOSTON 179 BLUE HILL AV		ROXBURY	MA 02119
12	807-	04320		183	BLUE HILL AV			NCOR	R2	00002351	CORNWALL ATLEY 183 BLUE HILL AVE		ROXBURY	MA 02119

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
13	343-	07990		136	BLUE HILL AV			SE COR FRM	C	00017126	DIXON JESSE OLIN	MATTAPAN	MA
13	342-	E0103	J	138A	BLUE HILL AV						70 GREENFIELD RD		02126
13	341-	29760		140	BLUE HILL AV		138	FRM	E	00006998	CITY OF BOSTON	DORCHESTER	MA
13	340-	29750		142A	BLUE HILL AV		140B				138A BLUE HILL AV		02125
									R3	00002262	YOUNG ARTHUR ETAL	DORCHESTER	MA
											140 BLUE HILL AV		02124
									R3	00002930	YOUNG ARTHUR ETAL	DORCHESTER	MA
											140 BLUE HILL AV		02124
13	339-	07840		144	BLUE HILL AV				R3	00003040	DIGGS BEATRICE M TRST	ROXBURY	MA
13	338-	12630		146	BLUE HILL AV						144 BLUE HILL AVE		02119
13	337-	03740		148B	BLUE HILL AV				R3	00004347	HERRON CURTIS M ETAL	ROXBURY	MA
13	336-	03730		152B	BLUE HILL AV		150	FRM			146 BLUE HILL AVE		02119
13	383-	19760		156	BLUE HILL AV		152	152	RL	00002217	CADOGAN GERARD	MATTAPAN	MA
13	382-	19750		158A	BLUE HILL AV			SECOR			19 ALABAMA		02126
13	406-	E0121	J	164	BLUE HILL AV		162		RL	00000215	CADOGAN GERARD	MATTAPAN	MA
13	405-	E0120	J	168	BLUE HILL AV						19 ALABAMA		02126
13	414-	22100		174	BLUE HILL AV		166		C	00001497	MUSE A T TS	NORTH WEYMOUTH	MA
13	413-	27030		180	BLUE HILL AV		170				50 SAUNDERS		02191
13	412-	27040		184	BLUE HILL AV		178A		C	00003040	MUSE A T TS	NORTH WEYMOUTH	MA
											50 SAUNDERS		02191
							182		E	00001364	CITY OF BOSTON	ROXBURY	MA
											164 BLUE HILL AVE		02119
							186A	FRM	E	00001428	CITY OF BOSTON	ROXBURY	MA
											168 BLUE HILL AV		02119
									C	00022157	PIZZANO SAVERIO	BOSTON	MA
											286 COLUMBUS AV		02116
									R3	00002686	TIMSON JOHN H	ETAL ROXBURY	MA
											180 BLUE HILL AVE		02119
									CL	00002368	TIMSON JOHN H ETAL	ROXBURY	MA
											180 BLUE HILL AVE		02119

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
13	17-	E0027	J		BROOK AV				F	00001579	CITY OF BOSTON DUDLEY	DORCHESTER	MA 02125
13	30-	E0032	J		BROOK AV				E	00001900	CITY OF BOSTON BROOK AVE	DORCHESTER	MA 02125
13	27-	E0030	J		BROOK AV			FRM 108	E	00003000	CITY OF BOSTON BROOK AVE	DORCHESTER	MA 02125
13	56-	E0041	J		BROOK AV			FRM 97-99	E	00003360	CITY OF BOSTON BROOK AVE	DORCHESTER	MA 02125
13	65-	E0324	V		BROOK AV				E	00011210	CITY OF BOSTON TRST 581 DUDLEY	DORCHESTER	MA 02125
13	90-	E0047	J		BROOK AV			WS	E	00014300	CITY OF BOSTON BROOK AVE	DORCHESTER	MA 02125
13	92-	E0049	J		BROOK AV			FRM 85	E	00002278	CITY OF BOSTON BROOK AVE	DORCHESTER	MA 02125
13	91-	E0048	J		BROOK AV			FRM 83	E	00002776	CITY OF BOSTON BROOK AVE	DORCHESTER	MA 02125
13	96-	E0054	J		BROOK AV				E	00003637	CITY OF BOSTON 1 GOULDVILLE TERR	DORCHESTER	MA 02125
13	89-	08090		63	BROOK AV				RL	00001846	EDMAN JACOB E * ADA G BE 32 WEST COTTAGE	DORCHESTER	MA 02125
13	38-	25210		86	BROOK AV				RL	00000527	SILVIA ADA J 86 BROOK AVE	DORCHESTER	MA 02125
13	97-	E0055	J	87	BROOK AV			FRM	E	00001985	CITY OF BOSTON 87 BROOK AVE	DORCHESTER	MA 02125
13	37-	E0358	00	88	BROOK AV				EA	00001435	COTTAGE BROOK ASSOCIATES LPS 88 BROOK AVE	DORCHESTER	MA 02125
13	47-	06050		89	BROOK AV				R1	00001880	CORREIA JOSE & EUGENIA BE 89 BROOK AVE	DORCHESTER	MA 02125
13	36-	E0357	00	90	BROOK AV				EA	00001254	COTTAGE BROOK ASSOCIATES LPS 90 BROOK AVE	DORCHESTER	MA 02125
13	48-	06060		91	BROOK AV				R1	00001801	CORREIA NECULAH ETAL 91 BROOK AVE	DORCHESTER	MA 02125
13	35-	E0356	00	92	BROOK AV				EA	00001249	COTTAGE BROOK ASSOCIATES LPS 92 BROOK AVE	DORCHESTER	MA 02125
13	49-	E0359	00	93	BROOK AV	95	W COR		EA	00003528	COTTAGE BROOK ASSOCIATES LPS 93 BROOK AVE	DORCHESTER	MA 02125
13	34-	E0355	00	94	BROOK AV				EA	00000864	COTTAGE BROOK ASSOCIATES LPS 94 BROOK AVE	DORCHESTER	MA 02125

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
13	33-	E0354	OO	96	BROOK AV				EA	00001649	COTTAGE BROOK ASSOCIATES LPS 96 BROOK AVE	DORCHESTER	MA 02125
13	32-	E0353	OO	98	BROOK AV				EA	00001763	COTTAGE BROOK ASSOCIATES LPS 98 BROOK AVE	DORCHESTER	MA 02125
13	31-	E0352	OO	100	BROOK AV				EA	00001750	COTTAGE BROOK ASSOCIATES LPS 100 BROOK AVE	DORCHESTER	MA 02125
13	57-	25830		101	BROOK AV	103		FRM	RL	00003797	SPURIA LILLIAN 101 BROOK AVE	DORCHESTER	MA 02125
13	29-	19170		104	BROOK AV			FRM	RL	00003000	MONTEIRO VASCO R 104 BROOK AVE	EAST BOSTON	MA 02128
13	28-	E0031	J	106	BROOK AV				E	00003008	CITY OF BOSTON 106 BROOK AVE	DORCHESTER	MA 02125
13	58-	04140		107	BROOK AV				RL	00001645	CANNATA ALFONSO 107 BROOK AVE	DORCHESTER	MA 02125
13	26-	E0029	J	110	BROOK AV			FRM	E	00003000	CITY OF BOSTON 110 BROOK AVE	DORCHESTER	MA 02125
13	25-	E0028	J	112	BROOK AV			FRM	E	00003100	CITY OF BOSTON 112 BROOK AVE	DORCHESTER	MA 02125
13	24-	21580		114	BROOK AV				R3	00003100	PERKINS CONSTANCE 114 BROOK AVE	DORCHESTER	MA 02125
13	23-	21180		116	BROOK AV				R2	00003800	PANTAZOUPOULOS JEAN A ETAL 116 BROOK AVE	DORCHESTER	MA 02125
13	59-	07800		121	BROOK AV			FRM	RL	00001050	DICICCO LOUIS * ANNA BE 101 PARTRIDGE	WEST ROXBURY	MA 02132
13	60-	26180		123	BROOK AV				R3	00003198	STURDIVANT ARTHUR 123 BROOK AVE	DORCHESTER	MA 02125
13	22-	E0351	OO	124	BROOK AV				EA	00002050	COTTAGE BROOK ASSOCIATES LPS 124 BROOK AVE	DORCHESTER	MA 02125
13	61-	06630		125	BROOK AV				R2	00003150	CUSSEN ANNE M 125 BROOK AVE	DORCHESTER	MA 02125
13	21-	E0350	OO	126	BROOK AV				EA	00002000	COTTAGE BROOK ASSOCIATES LPS 126 BROOK AVE	DORCHESTER	MA 02125
13	62-	07760		127	BROOK AV				R1	00005025	DIAZ CARMEN E 127 BROOK AVE	DORCHESTER	MA 02125
13	20-	E0349	OO	128	BROOK AV				EA	00002000	COTTAGE BROOK ASSOCIATES LPS 128 BROOK AVE	DORCHESTER	MA 02125
13	63-	12270		129	BROOK AV				R1	00003231	HARNDEN MILFORD L 129 BROOK AVE	DORCHESTER	MA 02125
13	19-	E0348	OO	130	BROOK AV				EA	00002000	COTTAGE BROOK ASSOCIATES LPS 130 BROOK AVE	DORCHESTER	MA 02125
13	64-	06500		131	BROOK AV			FRM	RL	00002124	CUCCINELLO JOHN ETAL 131 BROOK AVE	DORCHESTER	MA 02125
13	18-	E0346	OO	132	BROOK AV				EA	00002050	COTTAGE BROOK ASSOCIATES 132 BROOK AVE	DORCHESTER	MA 02125

ASSESSING DEPT. FISCAL 1987 TAX [illegible]
WARD AND STREET NAME SEQUENCE

LL	SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	[illegible]	TITLE - STREET	CITY ST
13	409-	E0124	J		BROOKFORD			FRM IO-12	E	00004387	CITY OF BOSTON BROOKFORD	DORCHESTER MA 02125
13	426-	00890			BROOKFORD				C	00002849	ARRINGTON DON Q 50 MOODBINE	DORCHESTER MA 02125
13	266-	E0088	J		BROOKFORD				E	00005093	CITY OF BOSTON 77 HOWARD AVE	DORCHESTER MA 02125
13	411-	27240		2	BROOKFORD		4		R3	00002596	TORTORA JOHN ETAL 2 BROOKFORD	DORCHESTER MA 02125

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY ZIP
13	427-	27500		3	BROOKFORD				R2	00003010	TUGGLE DORIS T 3 BROOKFORD	DORCHESTER MA 02125
13	428-	05900		5	BROOKFORD				R2	00002712	COOK DORIS 5 BROOKFORD	DORCHESTER MA 02125
13	429-	E0015	O	7	BROOKFORD				E	00002600	BOSTON REDEVELOPMENT AUTH 7 BROOKFORD	DORCHESTER MA 02125
13	430-	E0125	J	8	BROOKFORD		6	FRM	E	00004500	CITY OF BOSTON 8 BROOKFORD	DORCHESTER MA 02125
13	433-	08730		9	BROOKFORD				R2	00003708	DUNCAN MURIEL D ETAL 9 BROOKFORD	DORCHESTER MA 02125
13	434-	E0129	J	11	BROOKFORD			FRM	E	00004046	CITY OF BOSTON 11 BROOKFORD	DORCHESTER MA 02125
13	435-	29640		15	BROOKFORD		17	FRM	RL	00002482	MRAY WILLIAM E ETAL 15 BROOKFORD	DORCHESTER MA 02125
13	296-	12080		16	BROOKFORD			FRM	RL	00003830	HAMILTON ALICE ETAL 18 BROOKFORD	DORCHESTER MA 02125
13	295-	12090		18	BROOKFORD				R3	00003200	HAMILTON ALICE L 18 BROOKFORD	DORCHESTER MA 02125
13	294-	00690		20	BROOKFORD				RL	00000316	ANDREWS EDWARD 20 BROOKFORD	DORCHESTER MA 02125
13	293-	17350		22	BROOKFORD			FRM	RL	00002168	MARKS HENDERSON SR 51 JUDSON	DORCHESTER MA 02125
13	292-	06950		24	BROOKFORD			NW COR FRM	RL	00001998	DARO[illegible] ROMERO BROOKFORD	DORCHESTER MA 02125
13	415-	21720		25	BROOKFORD			SW COR	R3	00002604	PETERS HYACINTH 25 BROOKFORD	DORCHESTER MA 02125
13	287-	E0091	J	26	BROOKFORD			FRM	E	00002010	CITY OF BOSTON 26 BROOKFORD	DORCHESTER MA 02125
13	286-	E0090	J	28	BROOKFORD				E	00002430	CITY OF BOSTON 28 BROOKFORD	DORCHESTER MA 02125
13	285-	07680		30	BROOKFORD				RL	00002407	DEVAUGHN BOOKER T JR ETAL 30 HALLOWELL	MATTAPAN MA 02126
13	273-	24030		36	BROOKFORD			NE COR	R2	00001856	ROSARIO MIGUEL 36 BROOKFORD	DORCHESTER MA 02125
13	272-	00460		38	BROOKFORD				R2	00002052	AMADO JOSE OLIVIO B 38 BROOKFORD	DORCHESTER MA 02125
13	271-	22130		40	BROOKFORD				RL	00000411	PLOMMAN LLOYD F JR ETAL 40 BROOKFORD	DORCHESTER MA 02125
13	486-	06030		41	BROOKFORD			FRM SECOR	RL	00002707	CORLISS JAMES H BROOKFORD	DORCHESTER MA 02125
13	270-	24310		42	BROOKFORD				RL	00000800	RYAN RICHARD G ETAL 42 BROOKFORD	DORCHESTER MA 02125
13	487-	24300		43	BROOKFORD				R3	00002757	RYAN RICHARD G 43 BROOKFORD	DORCHESTER MA 02125
13	268-	E0089	J	44	BROOKFORD			FRM	E	00003700	CITY OF BOSTON 44 BROOKFORD	DORCHESTER MA 02125
13	488-	11190		45	BROOKFORD				R3	00004225	GONZALEZ FELIX N ETAL 45 BROOKFORD	DORCHESTER MA 02125
13	267	25980		46	BROOKFORD				R2	00004600	SMITH WILLIAM ETAL 46 BROOKFORD	DORCHESTER MA 02125
13	489-	27740		47	BROOKFORD			SW COR	RL	00002666	VARGAS WILLIAM 47 BROOKFORD	DORCHESTER MA 02125

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
13	381-	03160			COTTAGE CT			NE	RL	00001620	BROWER WEBSTER P ETAL C/O WEBSTER P BROWER 4 COTTAGE CT	DORCHESTER	MA 02125
13	351-	26530		2	COTTAGE CT			SS SW COR	R1	00002523	SWINSON GERTRUDE G 2 COTTAGE CT	DORCHESTER	MA 02125
13	352-	03140		4	COTTAGE CT			NW COR	R1	00001500	BROWER WEBSTI ETAL 4 COTTAGL CT	DORCHESTER	MA 02125
13	357-	E0105	J		DALIN PL				E	00001800	CITY OF BOSTON JULIAN	DORCHESTER	MA 02125
13	362-	E0107	J		DALIN PL			FRM 10	E	00002400	CITY OF BOSTON DALIN PL	DORCHESTER	MA 02125
13	364-	23830			DALIN PL				RL	00000700	ROBINSON WILBERT ETAL 18 JULIAN	DORCHESTER	MA 02125
13	358-	15710		7	DALIN PL	5		FRM	RL	00001866	LEE JIM JR 7 DALIN PL	DORCHESTER	MA 02125
13	363-	E0108	J	8	DALIN PL				E	00002400	CITY OF BOSTON 8 DALIN PL	DORCHESTER	MA 02125
13	359-	E0106	J	9	DALIN PL				E	00002400	CITY OF BOSTON 9 DALIN PL	DORCHESTER	MA 02125
13	360-	13660		11	DALIN PL			FRM	RL	00002400	JOHNSON AGNES L 11 DALIN PL	DORCHESTER	MA 02125
13	361-	24850		14	DALIN PL	16A		FRM	RL	00003403	SESSONS DELACIE 14 DALIN PL	DORCHESTER	MA 02125
13	349-	10510		15	DALIN PL				R2	00002670	GALVAO CARLOS ETAL 11 GAYLAND	DORCHESTER	MA 02125

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
13	100-	E0057	J		DEAN				E	00002564	CITY OF BOSTON VICTOR	DORCHESTER	MA 02125
13	104-	11130			DEAN	LT	N		RL	00002169	GOMES JOAQUIM F 15 BROADWAY	STOUGHTON	MA 02072
13	136-	00480			DEAN				R2	00003635	AMADO MARIA 28 JUDSON	DORCHESTER	MA 02125
13	141-	28430			DEAN			FRM 16	RL	00000860	WASHINGTON MARY L TRST DEAN	DORCHESTER	MA 02125
13	120-	20230		6	DEAN		8	FRM	RL	00005693	NUESTRA COMUNIDAD DEV CORP 391 DUDLEY	ROXBURY	MA 02119
13	40-	E0033	J	7	DEAN			FRM	E	00004427	CITY OF BOSTON 7 DEAN	DORCHESTER	MA 02125
13	120-	20230		7	DEAN		9	9	RL	00005693	NUESTRA COMUNIDAD DEV CORP 391 DUDLEY	ROXBURY	MA 02119
13	41-	E0034	J	9	DEAN			FRM	E	00003722	CITY OF BOSTON 9 DEAN	DORCHESTER	MA 02125
13	143-	19210		10	DEAN				RL	00000800	MORALES FUNDADOR ETAL 10 DEAN	DORCHESTER	MA 02125
13	42-	00700		11	DEAN				RL	00001356	ANDREWS JOSEPHUS C ETAL LIT COMPTN RI C/O NINA B HARGRAVES AMESBURY LANE		02837
13	142-	22940		12	DEAN		14	FRM	RL	00000860	RAMOS GUILLERMO 12 DEAN	DORCHESTER	MA 02125
13	43-	20250		15	DEAN				RC	00003228	NUNEZ CARMEN D C/O SUSANE VALASAVES 15 DEAN	DORCHESTER	MA 02125
13	140-	25030		18	DEAN		20		RL	00000345	SHELTON LOVIE J ETAL 18 DEAN	DORCHESTER	MA 02125
13	101-	07770		21	DEAN		23		R4	00002901	DIAZ JOSE 23 DEAN	DORCHESTER	MA 02125
13	139-	E0012	31	22	DEAN		24	FRM	E	00003246	BOSTON NATURAL AREA FUND INC 73 TREMONT	BOSTON	MA 02109
13	138-	E0011	31	26	DEAN			FRM	E	00002894	BOSTON NATURAL AREA FUND INC 26 DEAN	DORCHESTER	MA 02125
13	102-	23930		27	DEAN				R3	00002603	RODRIGUEZ RAFAEL 27 DEAN	DORCHESTER	MA 02125
13	103-	16390		29	DEAN				R3	00001950	LOPES ARTHUR J ETAL 29 DEAN	DORCHESTER	MA 02125
13	137-	E0010	31	30	DEAN		36		E	00002466	BOSTON NATURAL AREA FUND INC 73 TREMONT	BOSTON	MA 02109
13	105-	11140		35	DEAN			NE COR	R3	00002638	GOMES JOAQUIM F C/O JACK GOMES	STOUGHTON	MA 02072

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC LOT DIRECTIONS	CLS	AREA	TITLE - STREET		CITY ZIP	
13	53-	25430			DOWNEY CT	FRM 6	RL	00002490	SMALLEY ALFREO A DOWNEY CT	ETAL	DORCHESTER 02125	MA
13	50-	08760		1	DOWNEY CT	FRM	RL	00001868	DUNLOP ELIZABETH ANN 933 JAMESTOWN AVE		INDN HB BE FL 32937	
13	55-	E0040	J	2	DOWNEY CT		E	00001827	CITY OF BOSTON 2 DOWNEY CT		DORCHESTER 02125	MA
13	51-	23540		3	DOWNEY CT	FRM	RL	00002381	ROBERTS FERN A 3 DOWNEY CT		DORCHESTER 02125	MA
13	54-	E0039	J	4	DOWNEY CT		E	00002014	CITY OF BOSTON 4 DOWNEY CT		DORCHESTER 02125	MA
13	52-	E0038	J	5	DOWNEY CT		E	00002946	CITY OF BOSTON 5 DOWNEY CT		DORCHESTER 02125	MA
13	276-	25590			DROMEY	SES AT END	RL	00002121	SMITH WILLIAM 46 BROOKFORD	ETAL	DORCHESTER 02125	MA
13	274-	E0308	J		DROMEY	FRM 22	E	00001300	CITY OF BOSTON BY FCL DROMEY		DORCHESTER 02125	MA
13	273-	24030			DROMEY		R2	00001856	ROSARIO MIGUEL 36 BROOKFORD		DORCHESTER 02125	MA
13	277-	02120			DROMEY	NE COR	RL	00000040	BIGNEY ARTHUR B DROMEY		DORCHESTER 02125	MA
13	290-	11250			DROMEY		RL	00001711	GOODWIN CHARLOTTE I 16 BROOKSIDE RD		BRAINTREE 02184	MA
13	275-	01960		18	DROMEY	FRM	RL	00001583	BENNETT JOSEPH M ETAL 47 JUDSON		DORCHESTER 02125	MA
13	291-	11400		19	DROMEY		R3	00001752	GRAHAM JOHN P 19 DROMEY		DORCHESTER 02125	MA
13	15-	E0025	J		DUDLEY	FRM 569	E	00001506	CITY OF BOSTON DUDLEY		DORCHESTER 02125	MA
13	14-	E0024	J		DUDLEY	FRM 567	E	00001513	CITY OF BOSTON DUDLEY		DORCHESTER 02125	MA
13	13-	E0023	J		DUDLEY	FRM 565	E	00001710	CITY OF BOSTON DUDLEY		DORCHESTER 02125	MA
13	17-	E0027	J		DUDLEY	FRM 573 NWCOR	E	00001579	CITY OF BOSTON DUDLEY		DORCHESTER 02125	MA
13	16-	E0026	J		DUDLEY	FRM 571	E	00001528	CITY OF BOSTON DUDLEY		DORCHESTER 02125	MA
13	173-	E0081	F		DUDLEY	W	E	00006145	CITY OF BOSTON DUDLEY		DORCHESTER 02125	MA MA
13	11-	1 16170		555	DUDLEY	559	RC	00005297	LIRIANO JOSE TRSTS 557 DUDLEY		DORCHESTER 02125	MA
13	12-	24330		561	DUDLEY		C	00006748	RYMAN ANN ETAL 13 PLEASANT		DEDHAM MA 02026	

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC LOT DIRECTIONS	CLS	AREA	TITLE - STREET	CITY ZIP
13	65-	E0324	V	581	DUDLEY	SES	E	00011210	CITY OF BOSTON TRST 581 DUDLEY	DORCHESTER MA 02125
13	67-	E0360	OO	589	DUDLEY		EA	00002851	COTTAGE BROOK ASSOCIATES LPS 589 DUDLEY	DORCHESTER MA 02125
13	68-	E0361	OO	591	DUDLEY		EA	00002474	COTTAGE BROOK ASSOCIATES LPS 591 DUDLEY	DORCHESTER MA 02125
13	69-	E0362	OO	593	DUDLEY		EA	00002451	COTTAGE BROOK ASSOCIATES LPS 593 DUDLEY	DORCHESTER MA 02125
13	70-	E0363	OO	595	DUDLEY		EA	00002408	COTTAGE BROOK ASSOCIATES LPS 595 DUDLEY	DORCHESTER MA 02125
13	71-	E0364	OO	597	DUDLEY	FRM	EA	00001886	COTTAGE BROOK ASSOCIATES LPS DUDLEY	DORCHESTER MA 02125
13	72-	E0365	OO	599	DUDLEY	FRM SW COR	EA	00001980	COTTAGE BROOK ASSOCIATES LPS DUDLEY	DORCHESTER MA 02125
13	172-	E0080	J	603	DUDLEY	FRM	E	00005472	CITY OF BOSTON 603 DUDLEY	DORCHESTER MA 02125
13	170-	E0078	J	625	DUDLEY	SW COR	E	00006078	CITY OF BOSTON 625 DUDLEY	DORCHESTER MA 02125

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
13	393-	E0116	J		FAIRBURY		LT 28		E	00001150	CITY OF BOSTON FAIRBURY	DORCHESTER	MA 02125
13	397-	03650			FAIRBURY			FRM 20	RL	00001100	BUTLER CARRIE M 771 DUOLEY	DORCHESTER	MA 02125
13	396-	E0119	J		FAIRBURY			FRM 22	E	00001000	CITY OF BOSTON FAIRBURY	DORCHESTER	MA 02125
13	395-	E0118	J		FAIRBURY			FRM 24	E	00001000	CITY OF BOSTON FAIRBURY	DORCHESTER	MA 02125
13	394-	E0117	J		FAIRBURY			FRM 26	E	00001000	CITY OF BOSTON FAIRBURY	DORCHESTER	MA 02125
13	404-	E0310	J		FAIRBURY			RM 6	E	00001116	CITY OF BOSTON BY FCL FAIRBURY	DORCHESTER	MA 02125
13	414-	22100			FAIRBURY				C	00022157	PIZZANO SAVERIO 286 COLUMBUS AV	BOSTON	MA 02116
13	403-	29910		8	FAIRBURY				RL	00001000	ZERO JOSEPH * ANNA BE 460 EAST EIGHTH	SOUTH BOSTON	MA 02127
13	402-	14850		10	FAIRBURY			FRM	R3	00001000	KNIGHT GREGORY BOX 921	RANDOLPH	MA 02368
13	401-	14890		12	FAIRBURY			FRM	RL	00001000	KNIGHT GREGORY B S BOX 921	RANDOLPH	MA 02368
13	400-	14880		14	FAIRBURY			FRM	RL	00001000	KNIGHT GREGORY B S BOX 921	RANDOLPH	MA 02368
13	399-	14870		16	FAIRBURY			FRM	RL	00001000	KNIGHT GREGORY B S BOX 921	RANDOLPH	MA 02368
13	398-	14860		18	FAIRBURY			FRM	RL	00001000	KNIGHT GREGORY B S BOX 921	RANDOLPH	MA 02368

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP	
13	170-	E0078	J		FOLSOM				E	00006078	CITY OF BOSTON 625 DUDLEY	DORCHESTER	02125	MA
13	171-	E0079	E		FOLSOM			W	E	00067585	CITY OF BOSTON FOLSOM	DORCHESTER	02125	MA
13	200-	06010			FOLSOM				RL	00002250	CORCORAN THERESA M ETAL C/O MARCHESE 12 HAMMOND CT	QUINCY	02169	MA
13	228-	1 16790			FOLSOM			SES	RL	00001360	MACDONALD FREDERICK F 8 FOLSOM	DORCHESTER	02125	MA
13	228-	16780		8	FOLSOM				R2	00004800	MACDONALD FREDERICK F 8 FOLSOM	DORCHESTER	02125	MA
13	227-	E0004	32	10	FOLSOM				E	00003200	ASSEMBLY OF CHRISTIAN CHURCH 10 FOLSOM	DORCHESTER	02125	MA
13	226-	04810		12	FOLSOM				R2	00003627	CHASE IONA I BOX 938	BOSTON	02102	MA
13	225-	26170		14	FOLSOM				R2	00002624	STUKIEL STANLEY F ETAL 14 FOLSOM	DORCHESTER	02125	MA
13	144-	00210		15	FOLSOM			N COR	R3	00002509	ALAMO CANDIDO M 15 FOLSOM	DORCHESTER	02125	MA
13	224-	03450		16	FOLSOM				R1	00002624	BULLINER JOHN A ETAL 16 FOLSOM	DORCHESTER	02125	MA
13	223-	01750		18	FOLSOM				R1	00002134	BEATO EMENEJILDO A 18 FOLSOM	DORCHESTER	02125	MA
13	145-	00040		19	FOLSOM				R1	00001479	ABRAHAM VIRGINIA 11 BANIFIELD	MATTAPAN	02126	MA
13	222-	17410		20	FOLSOM				R1	00002629	MARSHBURN FREIDA ETAL 20 FOLSOM	DORCHESTER	02125	MA
13	147-	26730		23	FOLSOM				R2	00007490	TAYLOR VIRGINIA ETAL 23 FOLSON	DORCHESTER	02125	MA
13	221-	12600		24	FOLSOM				R1	00003764	HERNANDEZ MAURO ETAL 24 FOLSOM	DORCHESTER	02125	MA
13	148-	E0068	J	25	FOLSOM				E	00002540	CITY OF BOSTON 25 FOLSOM	DORCHESTER	02125	MA
13	220-	11630		26	FOLSOM			FRM	RL	00004477	GRIFFITH ROSETTA 28 FOLSOM	DORCHESTER	02125	MA
13	149-	E0069	J	27	FOLSOM				E	00002438	CITY OF BOSTON 27 FOLSOM	DORCHESTER	02125	MA
13	219-	11640		28	FOLSOM				R1	00002570	GRIFFITHS WARREN L ETAL 28 FOLSOM	DORCHESTER	02125	MA
13	218-	05990		30	FOLSOM				R2	00003200	CORCORAN PATRICK J 390 WATER	QUINCY	02169	MA
13	217-	02700		32	FOLSOM			FRM	RL	00002800	BOWMAN SHERRY A ETAL 32 FOLSOM	DORCHESTER	02125	MA
13	216-	E0085	J	34	FOLSOM			FRM	E	00002920	CITY OF BOSTON 34 FOLSOM	DORCHESTER	02125	MA
13	201-	02970		37	FOLSOM	39			R4	00002700	BRESNICK MARTIN J TS 37 FOLSOM	DORCHESTER	02125	MA

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP	
13	370-	16680			GAYLAND		S GARAGE	RL	00002755	LYNCH JOHN * ROSANNA BE 21 GAYLAND	DORCHESTER	02125	MA
13	372-	24100			GAYLAND		SS GARAGE	C	00003085	ROTMAN ELAINE & BETTY JT APT 409 585 REVERE BCH PKWY	REVERE	02151	MA
13	316-	27010			GAYLAND			RL	00001390	TILIET TERENCE 84 WEST COTTAGE	DORCHESTER	02125	MA
13	326-	24430			GAYLAND			RL	00002505	SALMON ALTON ETAL 15 JUDSON	DORCHESTER	02125	MA
13	345-	21910			GAYLAND			R3	00009072	PHOENIX WILFRED 90 WEST COTTAGE	DORCHESTER	02125	MA
13	351-	26530			GAYLAND			R1	00002523	SWINSON GERTRUDE G 2 COTTAGE CT	DORCHESTER	02125	MA
13	346-	28010		5	GAYLAND			R1	00001928	VOUTSELAS KATHERINE H 5 GAYLAND	DORCHESTER	02125	MA
13	335-	E0102	J	6	GAYLAND			E	00002145	CITY OF BOSTON 6 GAYLAND	DORCHESTER	02125	MA
13	347-	28090		7	GAYLAND			R3	00003693	WALDRON DAVID C 7 GAYLAND	DORCHESTER	02125	MA
13	334-	29420		8	GAYLAND			R2	00002980	WINGATE EUGENE & ISA BE 8 GAYLAND	DORCHESTER	02125	MA
13	348-	07220		9	GAYLAND			R2	00003309	DEANDRADE VITAL 9 GAYLAND	DORCHESTER	02125	MA
13	333-	21450		10	GAYLAND			R3	00003200	PAYNE EUSTACE D ETAL 10 GAYLAND	DORCHESTER	02125	MA
13	349-	10510		11	GAYLAND			R2	00002670	GALVAO CARLOS ETAL 11 GAYLAND	DORCHESTER	02125	MA
13	332-	01550		12	GAYLAND			R3	00003200	BARROS JORGE R 12 GAYLAND	DORCHESTER	02125	MA
13	350-	E0104	J	15	GAYLAND			E	00001691	CITY OF BOSTON 15 GAYLAND	DO ESTER	02125	MA
13	331-	26520		16	GAYLAND			R3	00003200	SWINSON ALBERT ETAL 16 GAYLAND	DORCHESTER	02125	MA
13	368-	01560		17	GAYLAND			R3	00001757	BARROS JORGE R ETAL 17 GAYLAND	DORCHESTER	02125	MA
13	330-	16000		20	GAYLAND		FRM	RL	00000300	LEWIS GRANT * GLADYS BE 20 GAYLAND	DORCHESTER	02125	MA
13	369-	16670		21	GAYLAND			R2	00001917	LYNCH JOHN * ROSANNA BE 21 GAYLAND	DORCHESTER	02125	MA

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP	
13	329-	05270		24	GAYLAND				R3	00003200	COFIELD ADOLPH ETAL 24 GAYLAND	DORCHESTER	02125	MA
13	371-	11760		27	GAYLAND				R3	00001975	GROSSETT CLEVELAND G ETAL 27 GAYLAND	DORCHESTER	02125	MA
13	328-	26040		28	GAYLAND				R3	00003200	STEPHENSON JEAN M 28 GAYLAND	DORCHESTER	02125	MA
13	371- 1	11750		29	GAYLAND				R3	00001865	GROSSETT CLEVELAND G 27 GAYLAND	DORCHESTER	02124	MA
13	371- 2	17430		31	GAYLAND				R3	00002100	MARTIN CHARLES L ETAL 31 GAYLAND	DORCHESTER	02125	MA
13	327-	25180		36	GAYLAND				R2	00002553	SILVA JOAQUIM B ETAL 36 GAYLAND	DORCHESTER	02125	MA
13	92-	E0049	J		GOULDVILLE TE				E	00002278	CITY OF BOSTON BROOK AVE	DORCHESTER	02125	MA
13	95- 1	E0053	J		GOULDVILLE TE			FRM 3	E	00001685	CITY OF BOSTON GOULDVILLE TERR	DORCHESTER	02125	MA
13	94-	E0051	J		GOULDVILLE TE			FRM 7	E	00002593	CITY OF BOSTON GOULDVILLE TERR	DORCHESTER	02125	MA
13	96-	E0054	J	1	GOULDVILLE TE				E	00003637	CITY OF BOSTON 1 GOULDVILLE TERR	DORCHESTER	02125	MA
13	93-	E0050	J	2	GOULDVILLE TE				E	00002386	CITY OF BOSTON 2 GOULDVILLE TERR	DORCHESTER	02125	MA
13	95-	E0052	J	5	GOULDVILLE TE				E	00001657	CITY OF BOSTON 5 GOULDVILLE TERR	DORCHESTER	02125	MA

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
13	83-	E0044	J		HARLOW			FRM 42	E	00003464	CITY OF BOSTON HARLOW	DORCHESTER	MA 02125
13	82-	E0043	J		HARLOW			SW	E	00005055	CITY OF BOSTON HARLOW	DORCHESTER	MA 02125
13	80-	E0374	31		HARLOW			NW COR	E	00012342	DENISON HOUSE MASS CORP HARLOW	DORCHESTER	MA 02125
13	85-	E0045	J		HARLOW			FRM 36-38 MCR	E	00004141	CITY OF BOSTON HARLOW	DORCHESTER	MA 02125
13	163-	25810			HARLOW				R2	00003391	SPRINGER SIMEON ETAL 32 HOWARD AVE	DORCHESTER	MA 02125
13	168-	E0077	J		HARLOW			FRM 8	E	00003333	CITY OF BOSTON HARLOW	DORCHES.	MA 02125
13	144-	00210		1	HARLOW				R3	00002509	ALAMO CANDIDO M 15 FOLSOM	DORCHESTER	MA 02125
13	169-	04470		6	HARLOW				R3	00002679	CARRASQUILLO HERENIA V 6 HARLOW	DORCHESTER	MA 02125
13	167-	16190		10	HARLOW				RL	00004123	LIRIANO SIRFORIANO 10 HARLOW	DORCHESTER	MA 02125
13	166-	16180		12	HARLOW				R3	00004333	LIRIANO SINFORIANO P ETAL 12 HARLOW	DORCHESTER	MA 02125
13	165-	06480		14	HARLOW				R3	00004333	CRUZ JULIO CESAR ETAL 14 HARLOW	DORCHESTER	MA 02125

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
13	164-	02860		18	HARLOW				R3	00005206	BRANCH HOLSON 18 HARLOW	DORCHESTER	MA 02125
13	84-	07570		40	HARLOW				R3	00003489	DEPINA FRANCISCO 40 HARLOW	DORCHESTER	MA 02125
13	81-	E0042	V	43	HARLOW			NES	E	00016748	CITY OF BOSTON 43 HARLOW	DORCHESTER	MA 02125
13	515-	12250			HARTFORD			FRM 51	RL	00003485	HARDWOOD JAMES ETAL HARTFORD	DORCHESTER	MA 02125
13	540-	22240			HARTFORD	LT	22	LT 22	RL	00001509	POPPLEWELL CYNTHIA V ETAL 8 HOWARD AV	DORCHESTER	MA 02125
13	540-	22240			HARTFORD	LT	21	SW PT	RL	00001509	POPPLEWELL CYNTHIA V ETAL 8 HOWARD AV	DORCHESTER	MA 02125
13	536-	07350		1	HARTFORD				R3	00004720	DELIMA DAMUS ETAL 1 HARTFORD	DORCHESTER	MA 02125
13	963-	E0240	J	1	HARTFORD			SS FRM	E	00005000	CITY OF BOSTON 1 HARTFORD	DORCHESTER	MA 02125
13	188-	15340		2	HARTFORD				R2	00003915	LANDRUM FRANCIS ETAL 2 HARTFORD	DORCHESTER	MA 02125
13	537-	27670		3	HARTFORD				R2	00005000	VAILLANCOURT RICHARD ETAL 3 HARTFORD	DORCHESTER	MA 02125
13	187-	07080		4	HARTFORD				R1	00004207	DAVIS LAWRENCE ETAL 4 HARTFORD	DORCHESTER	MA 02125
13	538-	29350		5	HARTFORD				R2	00004944	MILSON ADOLPHUS ETAL 5 HARTFORD	DORCHESTER	MA 02125
13	185-	E0082	J	6	HARTFORD			NWS	E	00011653	CITY OF BOSTON 6 HARTFORD	DORCHESTER	MA 02125
13	177-	27910		8	HARTFORD			S E COR	R2	00005950	VILLANUEVA FRANCISCO 8 HARTFORD	DORCHESTER	MA 02125
13	539-	29340		9	HARTFORD				R2	00004945	MILSON ADOLPHUS 9 HARTFORD	DORCHESTER	MA 02125
13	176-	10990		10	HARTFORD				R2	00007463	GILMORE CHARLIE 10 HARTFORD	DORCHESTER	MA 02125
13	541-	00200		11	HARTFORD				R2	00006263	AKBAR RAFIG ETAL 11 HARTFORD	DORCHESTER	MA 02125
13	175-	00630		12	HARTFORD				R2	00007813	ANDERSON LEON ETAL 14 BANFIELD AV	MATTAPAN	MA 02126
13	542-	25700		13	HARTFORD				R2	00005213	SOTO ELIUD 13 HARTFORD	DORCHESTER	MA 02125
13	174-	21850		14	HARTFORD			N COR	R2	00004881	PHILLIPS ERNEST	DORCHESTER	MA
13	543-	1 17520		15	HARTFORD				RL	00001029	MATA PATRACIO 15 HARTFORD	DORCHESTER	MA 02125
13	544-	12670		17	HARTFORD				R2	00005050	HEYWARD MARTIN M ETAL 17 HARTFORD	DORCHESTER	MA 02125
13	545-	29550		19	HARTFORD				R2	00005025	WOODARD THOMAS ETAL 19 HARTFORD	DORCHESTER	MA 02125
13	546-	00970		21	HARTFORD				R2	00005197	ATKINSON MILDRED 21 HARTFORD	DORCHESTER	MA 02125

WD	PARCEL-SUB	BILL	FX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
13	179- 16060				HARTFORD TE		LT R10	LT R10	RL	00006422	LEMIS WILLIE A JR ETAL 10 HARTFORD	DORCHESTER	MA 02125
13	179- 16060				HARTFORD TE		LT 8		RL	00006422	LEMIS WILLIE A JR ETAL 10 HARTFORD	DORCHESTER	MA 02125
13	177- 27910				HARTFORD TE				R2	00005950	VILLANUEVA FRANCISCO 8 HARTFORD	DORCHESTER	MA 02125
13	185- E0082	J			HARTFORD TE				E	00011653	CITY OF BOSTON 6 HARTFORD	DORCHESTER	MA 02125
13	178- 11200		1		HARTFORD TE			FRM	RL	00002422	GONZALEZ JUAN ETAL 8 HARTFORD TERR	DORCHESTER	MA 02125
13	180- 29210		3		HARTFORD TE				R2	00004200	WILLIAMS RAYMOND ETAL 3 HARTFORD TERR	DORCHESTER	MA 02125
13	181- 02140		4		HARTFORD TE			FRM	RL	00002866	BIRCKHEAD ELOUISE 4 HARTFORD TERR	DORCHESTER	MA 02125
13	182- 09180		6		HARTFORD TE			NW	CL	00008475	EVERETT ELLA L [illegible]	DORCHESTER	MA

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WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
13	121-	E0066	J		HOWARD AV			FRM 57	E	00003846	CITY OF BOSTON HOWARD AVE	DORCHESTER	MA 02125
13	188-	15340			HOWARD AV				R2	00003915	LANDRUM FRANCIS ETAL 2 HARTFORD	DORCHESTER	MA 02125
13	73-	21020		3	HOWARD AV			FRM	CL	00002500	PAGAN GIRLSEA 3 HOWARD AVE	DORCHESTER	MA 02125
13	74-	E0002	11	5	HOWARD AV			NCOR	E	00005063	ASSEMBLY OF CHRISTIAN CH INC 5 HOWARD AVE	DORCHESTER	MA 02125
13	79-	1 E0003	11	9	HOWARD AV			W COR SWS	E	00002549	ASSEMBLY OF CHRISTIAN CHURCH 9 HOWARD AVE	DORCHESTER	MA 02125
13	79-	00950		9	HOWARD AV				R3	00002549	ASSEMBLY OF CHRISTIAN CHURCH 5 HOWARD AVE	DORCHESTER	MA 02125
13	86-	16700		31	HOWARD AV	33		FRM	RL	00003375	LYNCH MARY E 31 HOWARD AVE	DORCHESTER	MA 02125
13	163-	25810		32	HOWARD AV			S COR	R2	00003391	SPRINGER SIMEON ETAL 32 HOWARD AVE	DORCHESTER	MA 02125
13	162-	E0076	J	34	HOWARD AV			FRM	E	00003411	CITY OF BOSTON 34 HOWARD AVE	DORCHESTER	MA 02125
13	87-	E0046	J	35	HOWARD AV	37			E	00003870	CITY OF BOSTON 35 HOWARD AVE	DORCHESTER	MA 02125
13	161-	13770		38	HOWARD AV				R3	00004000	JONES JAMES J & EMMA BE 38 HOWARD AVE	DORCHESTER	MA 02125
13	160-	23390		42	HOWARD AV			FRM	RL	00003160	RIDINGER CECIL R TRST 142 HOWARD AVE	DORCHESTER	MA 02125
13	88-	09040		45	HOWARD AV			FRM	RL	00003712	ELLIOTT ALBERT F 45 HOWARD AVE	DORCHESTER	MA 02125
13	39-	25410		47	HOWARD AV				R1	00003656	SMALL WILLIAM 47 HOWARD AVE	DORCHESTER	MA 02125
13	120-	20230		57	HOWARD AV				RL	00005693	NUESTRA COMUNIDAD DEV CORP 391 DUDLEY	ROXBURY	MA 02119
13	191-	21330		58	HOWARD AV	60			RL	00003340	PASCHAL RICHARD 58 HOWARD AV	DORCHESTER	MA 02125
13	192-	E0083	J	58A	HOWARD AV			REAR	E	00007364	CITY OF BOSTON 58A HOWARD AVE	DORCHESTER	MA 02125
13	122-	09140		59	HOWARD AV			FRM	RL	00002858	ESKEW ARTHUR M 59 HOWARD AVE	DORCHESTER	MA 02125

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP	
13	123-	29180		61	HOWARD AV				RL	00002751	WILLIAMS JAMES H ETAL 61 HOWARD AVE	DORCHESTER	02125	MA
13	190-	21320		62	HOWARD AV				R2	00004817	PASCHAL RICHARD 62 HOWARD AVE	DORCHESTER	02125	MA
13	124-	29170		63	HOWARD AV				R3	00001685	WILLIAMS JAMES H ETAL 63 HOWARD AVE	DORCHESTER	02125	MA
13	189-	08300		64	HOWARD AV				R2	00004876	DORCENA ANDRE E ETAL 64 HOWARD AVE	DORCHESTER	02125	MA
13	264-	E0087	J	73	HOWARD AV				E	00004592	CITY OF BOSTON JULIAN	DORCHESTER	02125	MA
13	265-	11040		75	HOWARD AV				R3	00004383	GLADMAN WILLIAM ETAL 75 HOWARD AVE	DORCHESTER	02125	MA
13	266-	E0088	J	77	HOWARD AV			FRM JCT	E	00005093	CITY OF BOSTON 77 HOWARD AVE	DORCHESTER	02125	MA
13	79- 1	E00D3	11		HOWARD PL				E	00002549	ASSEMBLY OF CHRISTIAN CHURCH 9 HOWARD AVE	DORCHESTER	02125	MA
13	79-	00950			HOWARD PL				R3	00002549	ASSEMBLY OF CHRISTIAN CHURCH 5 HOWARD AVE	DORCHESTER	02125	MA
13	75-	19930		1	HOWARD PL	3			R3	00002975	NAHOICHIK JOSEPH ETAL 1 HOWARD PL	DORCHESTER	02125	MA
13	78-	20850		2	HOWARD PL	4			R2	00002392	ORTIZ IVAN 2 HOWARD PL	DORCHESTER	02125	MA
13	76-	25850		5	HOWARD PL				RL	00001089	ST JOHN RALPH 5 HOWARD PLACE	DORCHESTER	02125	MA
13	77-	07450		6	HOWARD PL	8			R2	00002513	DEPALMA ELEANOR M 6 HOWARD PL	DORCHESTER	02125	MA

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
13	373-	E0109	J		JUDSON			WS	E	00002787	CITY OF BOSTON JUDSON	DORCHESTER	MA 02125
13	372-	24100			JUDSON				C	00003085	ROTMAN ELAINE & BETTY JT APT 409 585 REVERE BCH PKWY	REVERE	MA 02151
13	375-	E0111	J		JUDSON			WS NWCOR	E	00002750	CITY OF BOSTON JUDSON	DORCHESTER	MA 02125
13	374-	E0110	J		JUDSON			WS	E	00003000	CITY OF BOSTON JUDSON	DORCHESTER	MA 02125
13	105-	11140			JUDSON				R3	00002638	GOMES JOAQUIM F C/O JACK GOMES BOX 713	STOUGHTON	MA 02072
13	109-	E0306	J		JUDSON			FRM 12	E	00003265	CITY OF BOSTON BY FCL JUDSON	DORCHESTER	MA 02125
13	108-	E0058	J		JUDSON			FRM 14-16	E	00002994	CITY OF BOSTON JUDSON	DORCHESTER	MA 02125
13	106-	12560			JUDSON			FRM 24	RL	00004913	HENRIQUEZ JULIO R ETAL 20 JUDSON	DORCHESTER	MA 02125
13	111-	E0060	J		JUDSON			SE COR	E	00003249	CITY OF BOSTON JUDSON	DORCHESTER	MA 02125
13	110-	E0059	J		JUDSON			FRM 10	E	00003266	CITY OF BOSTON JUDSON	DORCHESTER	MA 02125
13	135-	E0009	31		JUDSON			ES	E	00004725	BOSTON NATURAL AREA FUND INC JUDSON	DORCHESTER	MA 02125
13	277-	02120			JUDSON				RL	00000040	BIGNEY ARTHUR B DROMEY	DORCHESTER	MA 02125
13	278-	06460			JUDSON				R2	00005723	CRUZ BLAS 45 JULIAN	DORCHESTER	MA 02125
13	288-	E0092	J		JUDSON				E	00001804	CITY OF BOSTON JUDSON	DORCHESTER	MA 02125
13	289-	E0093	J		JUDSON				E	00002011	CITY OF BOSTON JUDSON	DORCHESTER	MA 02125
13	324-	E0005	11		JUDSON			SW COR	E	00009339	BETHANY BAPTIST CHURCH JUDSON	DORCHESTER	MA 02125
13	325-	14220		11	JUDSON				R2	00002471	KEANEY JAMES 11 JUDSON	DORCHESTER	MA 02125
13	326-	24430		15	JUDSON			NW COR NS	RL	00002505	SALMON ALTON ETAL 15 JUDSON	DORCHESTER	MA 02125
13	107-	12550		20	JUDSON				R3	00002784	HENRIQUEZ J RICARDO ETAL 20 JUDSON	DORCHESTER	MA 02125
13	136-	00480		28	JUDSON			N W COR	R2	00003635	AMADO MARIA 28 JUDSON	DORCHESTER	MA 02125
13	310-	15600		41A	JUDSON	41			RL	00002637	LEAVITT JOHN 41A JUDSON	DORCHESTER	MA 02125
13	311-	17450		43	JUDSON				R3	00001575	MARTINEZ GRISEL TS 43 JUDSON	DORCHESTER	MA 02125
13	312-	17500		45	JUDSON				R3	00001800	MASONE SAVERIO ETAL 45 JUDSON	DORCHESTER	MA 02125
13	313-	01950		47	JUDSON				R3	00001583	BENNETT HENRY C 47 JUDSON	DORCHESTER	MA 02125
13	314-	07420		49	JUDSON				R3	00001521	DENNIS YUGI 49 JUDSON	DORCHESTER	MA 02125
13	315-	17340		51	JUDSON				R3	00001933	MARKS HENDERSON M ETHEL 51 JUDSON	DORCHESTER	MA 02125

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
13	357-	E0105	J		JULIAN			FRM 22 NECOR	E	00001800	CITY OF BOSTON JULIAN	DORCHESTER	MA 02125
13	356-	22260			JULIAN				RL	00000554	PORTNOY NATHAN * EVA L BE 61 BEAUMONT	DORCHESTER	MA 02124
13	365-	00080			JULIAN				RL	00002475	ACKERMAN OSCAR JULIAN	DORCHESTER	MA 02125
13	375-	E0111	J		JULIAN				E	00002750	CITY OF BOSTON JUOSON	DORCHESTER	MA 02125
13	386-	E0113	J		JULIAN			FRM 9	E	00002250	CITY OF BOSTON JULIAN	DORCHESTER	MA 02125
13	385-	E0112	J		JULIAN				E	00002250	CITY OF BOSTON JULIAN	DORCHESTER	MA 02125
13	383-	19760			JULIAN				C	00001497	MUSE A T TS 50 SAUNDERS	NORTH WEYMOUTH	MA 02191
13	129-	09730			JULIAN			FRM 66	RL	00000538	FIRENZE MARIE A ETAL JULIAN	DORCHESTER	MA 02125
13	264-	E0087	J		JULIAN			FRM 61	E	00004592	CITY OF BOSTON JULIAN	DORCHESTER	MA 02125
13	306-	E0099	J		JULIAN			FRM 33	E	00004048	CITY OF BOSTON JULIAN	DORCHESTER	MA 02125
13	305-	E0098	J		JULIAN			SS	E	00000908	CITY OF BOSTON JULIAN	DORCHESTER	MA 02125
13	304-	23820			JULIAN			S GARAGE	RL	00002700	ROBINSON PRESCOTT 27 JULIAN	DORCHESTER	MA 02125
13	336-	03730			JULIAN			NE COR	RL	00000215	CADOGAN GERARD 19 ALABAMA	MATTAPAN	MA 02126
13	384-	20720		1	JULIAN	3			RL	00002250	ONEAL CARL F TRST 160 BLUE HILL AVE	ROXBURY	MA 02119
13	367-	03350		6	JULIAN	8		FRM	RL	00002250	BUCCINI CONCEZIO 6 JULIAN	DORCHESTER	MA 02125
13	366-	10790		10	JULIAN	12			RL	00002475	GERMAINE RICHARD F 10 JULIAN	DORCHESTER	MA 02125
13	387-	10000		11	JULIAN			FRM	RL	00002250	FLOMERS ANNIE L 11 JULIAN	DORCHESTER	MA 02125
13	388-	E0114	J	13	JULIAN				E	00002250	CITY OF BOSTON 13 JULIAN	DORCHESTER	MA 02125
13	389-	E0115	J	15	JULIAN	15A		FRM	E	00002250	CITY OF BOSTON 15 JULIAN	DORCHESTER	MA 02125
13	390-	04450		17	JULIAN			FRM	RL	00002250	CARR DOROTHEA F 17 JULIAN	DORCHESTER	MA 02125
13	364-	23830		18	JULIAN				RL	00000700	ROBINSON HILBERT ETAL 18 JULIAN	DORCHESTER	MA 02125
13	391-	06720		21	JULIAN			SW COR	R1	00001440	DADDABBO KENNETH R JR ETAL 21 JULIAN	DORCHESTER	MA 02125
13	355-	28580		26	JULIAN				RL	00002639	WEBB JAMES 26 JULIAN	DORCHESTER	MA 02125
13	303-	E0097	J	27	JULIAN				E	00002724	CITY OF BOSTON 27 JULIAN	DORCHESTER	MA 02125
13	354-	05200		28	JULIAN				R3	00003000	COBB LINWOOD EARL ETAL 28 JULIAN	DORCHESTER	MA 02125
13	353-	10920		30	JULIAN				R3	00001500	GILES DOROTHY 30 JULIAN	DORCHESTER	MA 02125

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
13	380-	03150		34	JULIAN				RL	00001380	BROMER WEBSTER P ETAL 4 COTTAGE CT	DORCHESTER	MA 02125
13	307-	19460		35	JULIAN				RL	00002810	MUCCIOLO ROSE ETAL 35 JULIAN	DORCHESTER	MA 02125
13	379-	18910		36	JULIAN				RL	00003000	MILANES HUBERT P 36 JULIAN	DORCHESTER	MA 02125
13	308-	E0100	J	37	JULIAN			FRM	E	00002882	CITY OF BOSTON 37 JULIAN	DORCHESTER	MA 02125
13	378-	09360		38	JULIAN				R3	00002836	FAVRE BEVERLY A 38 JULIAN	DORCHESTER	MA 02125
13	309-	29600		39	JULIAN			SW COR	R2	00003200	MOOTEN ALBERT & LUCY ETAL 39 JULIAN	DORCHESTER	MA 02125
13	377-	23790		40	JULIAN				R3	00002246	ROBINSON JOSEPH E 40 JULIAN	DORCHESTER	MA 02125
13	376- 1	14970		42	JULIAN				R3	00002350	KOPLOW MARTIN ETAL 120 HEMENWAY	BOSTON	MA 02115
13	376-	14960		44	JULIAN				R3	00002632	KOPLOW MARTIN ETAL 120 HEMENWAY	BOSTON	MA 02115
13	278-	06460		45	JULIAN			SES	R2	00005723	CRUZ BLAS 45 JULIAN	DORCHESTER	MA 02125
13	279-	12240		47	JULIAN				R4	00007356	HARDING SHIRLEY A TRSTS 47 JULIAN	DORCHESTER	MA 02125
13	134-	E0008	31	48	JULIAN			NE COR	E	00004190	BOSTON NATURAL AREA FUND INC 73 TREMONT	BOSTON	MA 02109
13	280-	02850		49	JULIAN				R1	00002906	BRAGOMITZ NARCISSY ETAL 49 JULIAN	DORCHESTER	MA 02125
13	133-	20360		50	JULIAN	52			R3	00003438	OCASIO FRANCISCO ETAL 50 JULIAN	DORCHESTER	MA 02125
13	281-	02460		51	JULIAN				R2	00002810	BOOKER MILLI M & MILDRED BE 51 JULIAN	DORCHESTER	MA 02125
13	282-	00680		53	JULIAN				RL	00000851	ANDREWS EDWARD 53 JULIAN	DORCHESTER	MA 02125
13	132-	00900		54	JULIAN	56			R2	00003438	ARRINGTON ROBERT B ETAL 50 WOODBINE	ROXBURY	MA 02119
13	283-	14060		55	JULIAN			FRM	RL	00001684	KALINOWSKI MARY ETAL 135 TOWNSEND	DORCHESTER	MA 02121
13	131-	12230		58	JULIAN	60			R3	00003438	HARDING SHIRLEY A TRSTS 58 JULIAN	DORCHESTER	MA 02125
13	284-	02650		59	JULIAN				R1	00004584	BOSWELL CLEVELAND ETAL 59 JULIAN	DORCHESTER	MA 02125
13	130-	25040		62	JULIAN	64			R3	00003438	SHELTON NAPOLEON ETAL 62 JULIAN	DORCHESTER	MA 02125
13	128-	23340		70	JULIAN				R3	00003438	RICHARDS EUGENE E 56 WEST ELM AV	MOLLASTON	MA 02170
13	127-	22140		74	JULIAN				R2	00003334	PLUDE MARGUERITE R TRST C/O CARTER ASSOCS BOX 362	CHARLESTOWN	MA 02129
13	126-	E0067	J	78	JULIAN			FRM	E	00003537	CITY OF BOSTON 78 JULIAN	DORCHESTER	MA 02125
13	125-	06520		82	JULIAN				R1	00001380	CUDJOE CAESAR D	DORCHESTER	MA

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
13	174-	21850			ROBINHOOD				R2	00004881	PHILLIPS ERNEST 14 HARTFORD	DORCHESTER	MA 02125
13	201-	02970			ROBINHOOD				R4	00002700	BRESNICK MARTIN J TS 37 FOLSOM	DORCHESTER	MA 02125
13	1044-	E0396	33		ROBINHOOD		S		E	00005478	LITTLE SISTERS ASSUMPTN ROBINHOOD	DORCHESTER	MA 02125
13	1045-	E0395	33		ROBINHOOD		SS S	COR	E	00006002	LITTLE SISTERS ASSUMPT ROBINHOOD	DORCHESTER	MA 02125
13	1049-	E0410	11		ROBINHOOD				E	00101583	ROMAN CATH ARCH BOSTON 24 HARTFORD	DORCHESTER	MA 02125
13	207-	07030		1	ROBINHOOD				R1	00003888	DAVIS BETTY J 1 ROBINHOOD	DORCHESTER	MA 02125
13	208-	21540		3	ROBINHOOD		FRM		R1	00003900	PENN SAMUEL E ETAL 3 ROBINHOOD	DORCHESTER	MA 02125
13	209-	23260		5	ROBINHOOD				R1	00003906	RENDER ANNIE M ETAL 5 ROBINHOOD	DORCHESTER	MA 02125
13	210-	19130		7	ROBINHOOD				R1	00003916	MONROIG ANGEL 7 ROBINHOOD	DORCHESTER	MA 02125
13	211-	03530		9	ROBINHOOD				R2	00003934	BURGOS ROSALINA ETAL 9 ROBINHOOD	DORCHESTER	MA 02125
13	212-	24130		11	ROBINHOOD				R1	00003953	ROXBURY MULTI SERVICE CTR 510 WALNUT	PHIL	PA 19106
13	213-	01200		13	ROBINHOOD				R1	00003958	BAKER THOMASINA ETAL 13 ROBINHOOD	DORCHESTER	MA 02125
13	214-	13790		15	ROBINHOOD				R2	00003993	JONES ROBERT LOUIS ETAL 15 ROBINHOOD	DORCHESTER	MA 02125

DATE 01/21/87
TIME 11:08:39

ASSESSING DEPT. FISCAL 1987 TAX AND EXEMPT REAL ESTATE
WARD AND STREET NAME SEQUENCE

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
13	215-	02710		17	ROBINHOOD			N COR	R1	00005121	BOWMAN SHERRY ANN ETAL 17 ROBINHOOD	DORCHESTER	MA 02125
13	202-	22000		21	ROBINHOOD			FRM	RL	00003621	PILET SEYMOUR M 21 ROBINHOOD	DORCHESTER	MA 02125
13	203-	16110		23	ROBINHOOD				R1	00006614	LIDDELL JOHN J ETAL 23 ROBINHOOD	DORCHESTER	MA 02125
13	204-	29290		25	ROBINHOOD			FRM	RL	00002918	WILLIAMSON GEORGE M ETAL 25 ROBINHOOD	DORCHESTER	MA 02125
13	205-	10460		27	ROBINHOOD				R2	00006296	GARRIDON LINDA 27 ROBINHOOD	DORCHESTER	MA 02125
13	206-	29280		29	ROBINHOOD				R1	00004614	WILLIAMSON GEORGE ETAL 29 ROBINHOOD	DORCHESTER	MA 02125
13	46-	E0037	J		VICTOR			FRM 2	E	00002610	CITY OF BOSTON VICTOR	DORCHESTER	MA 02125
13	45-	E0036	J		VICTOR			FRM 4	E	00002611	CITY OF BOSTON VICTOR	DORCHESTER	MA 02125
13	99-	E0056	J		VICTOR			FRM 3	E	00002623	CITY OF BOSTON VICTOR	DORCHESTER	MA 02125
13	100-	E0057	J		VICTOR			FRM 5 NWCOR	E	00002564	CITY OF BOSTON VICTOR	DORCHESTER	MA 02125

WD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC LOT DIRECTIONS	CLS	AREA	TITLE - STREET	CITY ZIP
13	98-	29370		1	VICTOR	FRM	RL	000016B3	MILSON FRANKLIN B ETAL 1 VICTOR	DORCHESTER MA 02125
13	44-	E0035	J	6	VICTOR		E	00003010	CITY OF BOSTON 6 VICTOR	DORCHESTER MA
13	155-	1 28320			WOODWARD PK ST	FRM 19	RL	00003537	HARD JIMMY L ETAL WOODWARD PK ST	DORCHESTER MA 02125
13	154-	E0071	J		WOODWARD PK ST	FRM 15	E	00002358	CITY OF BOSTON WOODWARD PK ST	DORCHESTER MA 02125
13	197-	E0422	11		WOODWARD PK ST	SW	E	00013475	ROMAN CATH ARCH OF BOS WOODWARD PK ST	DORCHESTER MA 02125
13	200-	06010		2	WOODWARD PK ST	SW COR	RL	00002250	CORCORAN THERESA M ETAL C/O MARCHESE 12 HAMMOND CT	QUINCY MA 02169
13	199-	06000		4	WOODWARD PK ST		RL	00002250	CORCORAN THERESA M C/O MARCHESE 12 HAMMOND CT	QUINCY MA 02169
13	150-	24500		5	WOODWARD PK ST		R3	00002866	SANTANA ANA 5 WOODWARD PK ST	DORCHESTER MA 02125
13	198-	24020		6	WOODWARD PK ST		R3	00006020	ROSADO VICTOR J ETAL 6 WOODWARD PK ST	DORCHESTER MA 02125
13	151-	27800		7	WOODWARD PK ST		R3	00004455	VAZQUEZ ANASTACIA 7 WOODWARD PK ST	DORCHESTER MA 02125
13	152-	03250		9	WOODWARD PK ST		R3	00004689	BROWN PETER A ETAL 9 WOODWARD PK ST	DORCHESTER MA 02125
13	153-	E0070	J	11	WOODWARD PK ST	FRM	E	00004081	CITY OF BOSTON 11 WOODWARD PK ST	DORCHESTER MA 02125
13	196-	19220		14	WOODWARD PK ST		R3	00002587	MORALES FUNDADOR ETAL BOX 44	DORCHESTER MA 02125
13	195-	27820		16	WOODWARD PK ST	FRM	RL	00002738	VELASQUEZ PABLO ETAL 16 WOODWARD PK ST	DORCHESTER MA 02125
13	155-	E0072	J	17	WOODWARD PK ST	FRM	E	00002148	CITY OF BOSTON 17 WOODWARD PK ST	DORCHESTER MA 02125
13	194-	24820		18	WOODWARD PK ST	FRM	RL	00002676	SERRANO GERARDO 18 WOODWARD PK ST	DORCHESTER MA 02125
13	156-	E0073	J	21	WOODWARD PK ST	FRM 21	E	00002450	CITY OF BOSTON 21 WOODWARD PK ST	DORCHESTER MA 02125
13	159-	11610		27	WOODWARD PK ST	FRM	RL	00001874	GRIFFITH MAUREEN ETAL 27 WOODWARD PK ST	DORCHESTER MA 02125

LIST OF VACANT PARCELS
DUDLEY TRIANGLE
PRIVATE LAND OWNERSHIP

WARD	PARCEL	ADDRESS		SQ FT	OWNER	TAX DUE
08	02850	6X	BLUE HILL AVE	3048	FRAZIER, EVAN	0
08	02844	16	BLUE HILL AVE	2956	REDDINGTON JOHN J JR	739
08	02793	27X	BLUE HILL AVE	3133	MACNALL JAMES	10680
08	02887	40X	BLUE HILL AVE	5392	NASH JOHN	2940
08	02912	58RX	BLUE HILL AVE	6800	BROOKS DONALD	0
08	02910	60	BLUE HILL AVE	4179	BAHARGIAN ALICE	0
08	02970	66X	BLUE HILL AVE	2284	WILSON, ALICE	0
08	02969	68X	BLUE HILL AVE	2548	WILSON ALICE	0
08	02968	70X	BLUE HILL AVE	3500	NOVIELLO GUISEPPINA	8310
08	02966	74	BLUE HILL AVE	1560	BEST MADELINE	13920
08	02964	78	BLUE HILL AVE	1560	WOODBINE ASSOC.	0
08	02963	80	BLUE HILL AVE	1560	WOODBINE ASSOC.	0
08	02962	82	BLUE HILL AVE	1560	WOODBINE ASSOC.	4700
13	00337	148B	BLUE HILL AVE	5117	CADOGAN, GERARD	4710
08	00412	184	BLUE HILL AVE	2368	TIMSON, JOHN H.	0
08	00911	60RX	BLUE HILL AVE	3825		0
08	03132	5X	BROOK AVE	2508	SHAHEEN, NICHOLAS	0
08	03144	10	BROOK AVE	4431	MOTHERS OF TODDLERS	0
08	03143	12	BROOK AVE	6300	SCOTT REALTY	0
08	03136	13	BROOK AVE	4834	ALSTON, QUINCY	13647
08	03137	15	BROOK AVE	3585	ALSONT QUINCY E	0
08	03156	40	BROOK AVE	2700	GUINIER, JANE T	11304
08	03186	42	BROOK AVE	3468	TRABUCCO, LAWRENCE	13598
08	03068	47	BROOK AVE	7393	MILLER, JAMES	19463
13	00038	86	BROOK AVE	3755	SILVIA, ADA J.	17961
13	00057	101-103	BROOK AVE	7025	SFURIA, JOSEPH	41361
13	00058	107	BROOK AVE	4973	CANNATA, ALFONSO	43342
13	00059	121	BROOK AVE	4278	DICICCO, LOUIS & ANNA BE	18105
13	00296	16	BROOKFORD ST	3930	HAMILTON, ALICE	0
13	00293	22	BROOKFORD ST	2169	MARKS, HENDERSON SR.	0
13	00292	24	BROOKFORD ST	1998	DAROSA, ROMERO	17918
13	00285	30	BROOKFORD ST	2407	DEVAUGHN, BOOKER T. JR.	56
13	00271	40	BROOKFORD ST	3311	FLOWMAN, LLOYD F. JR.	1337
13	00270	42	BROOKFORD ST	3700	RYAN, RICHARD G.	8900
13	00381	3X	COTTAGE CT	1620	BROWER, WEBSTER F.	0
13	00358	5-7	DALIN PL	1866	LEE, JIM JR.	1950
13	00359	9	DALIN PL	2400	CITY OF BOSTON	0
13	00361	14-16A	DALIN PL	3403	SESSONS, DELACI	25164
13	00143	10	DEAN ST	3760	MORALES, FUNDADOR	8790
13	00042	11	DEAN ST	4584	ANDREWS, JOSEPHINE C	22765
13	00142	12	DEAN ST	3760	RAMOS, GUILLERMO	16800
13	00141	14X	DEAN ST	3760	WASHINGTON, MARY L. TRST	5940
13	00140	18	DEAN ST	3245	SHELTON, LOVIE J. ETAL	2040
13	00139	22	DEAN ST	3246	BOSTON NATUFAL AREAS FUND	0

DUDLEY TRIANGLE
PRIVATE LAND OWNERSHIP

WARD	PARCEL	ADDRESS		SQ FT	OWNER	TAX DUE
13	00138	26	DEAN ST	2894	BOSTON NATURAL AREAS FUND	0
13	00137	30	DEAN ST	2466	BOSTON NATURAL AREAS FUND	0
08	02830	3X	DENNIS ST	1217	WHITE. MARGARET	2980
08	02831	5X	DENNIS ST	1203	MARKIR. LEONARD	150
08	02832	7X	DENNIS ST	1261	MARKIR. LEONARD	150
08	03114	8X	DENNIS ST	2324	SCANDONE. LINDA	0
08	02833	9X	DENNIS ST	1325	MARKIR LEONARD	130
08	03113	10	DENNIS ST	2324	SCANDONE. LINDA	0
08	03112	12X	DENNIS ST	3050	SCANDONE. LINDA	0
08	03111	14	DENNIS ST	2669	SCANDONE. LINDA	0
08	02844	31-33	DENNIS ST	3693	CITY OF BOSTON	0
08	03082	34	DENNIS ST	4203	COOPER. WILLIAM	29150
08	03081	38	DENNIS ST	2971	MATTHEWS. VERSIE	15150
08	02903	39	DENNIS ST	2990	ANTONIOU. IRENE	20900
08	03083	42	DENNIS ST	3060		0
08	02955	51	DENNIS ST	5660	GLORIOUS CHURCH	3730
13	00051	3	DOWNEY CT	2381	ROBERTS. FERN A.	4000
13	00053	6	DOWNEY CT	2490	SMALLEY. ALFRED A.	4900
13	00290	15X	DROMEY ST	1711	GOODWIN. CHARLOTTE I.	10570
13	00276	16X	DROMEY ST	2121	SMITH. WILLIAM	3536
13	00275	18	DROMEY ST	1533	BENNETT. JOSEPH M.	0
08	02708	353	DUDLEY ST	2049	BOSTON NATURAL AREAS FUND	0
08	02704	355	DUDLEY ST	2067	CITY OF BOSTON	0
08	02709-002	361	DUDLEY ST	1092	LEE JIM	22260
08	02710	363	DUDLEY ST	2136	LEE JIM	32257
08	02714	365RX	DUDLEY ST	4300	LEE JIM	7443
08	02715	367	DUDLEY ST	5965		0
08	02217	368	DUDLEY ST	4147	BERGER STANLEY I	0
08	02216	372	DUDLEY ST	2513	TARPEY BERNARD	36326
08	02215	374	DUDLEY ST	1800	BERGER STANLEY	56
08	02214	376	DUDLEY ST	1526	BUFFORD. GEORGE	24933
08	02213	378	DUDLEY ST	1223	BERGER STANLEY	0
08	02859	441	DUDLEY ST	2125	GARCIA. JOSE	35000
08	02860	443	DUDLEY ST	2125	GARCIA. JOSE	17000
08	00626	444	DUDLEY ST	1847	DAVEY. WILLIAM	0
08	00625	446X	DUDLEY ST	1877	DAVEY. WILLIAM TRUST	0
08	02868	453	DUDLEY ST	2160	WILSON BEAUFORD	15000
08	03115	459	DUDLEY ST	3500	SHAFFER. WILLIAM TRUST	21215
08	03116	467	DUDLEY ST	1764	OLIVO. DANIEL	16930
08	03126	479X	DUDLEY ST	3200	FECK. MARVIN	46000
08	03129	485	DUDLEY ST	2400	DEJESUS. ALFREDO	7500
08	03130	489	DUDLEY ST	2425	CASSERLY. CHRISTINE	0
08	03131	493	DUDLEY ST	3396		0
08	00256	498	DUDLEY ST.	1121	SCOTT REALTY CO INC	0
08	03166-001	503	DUDLEY ST	3267	SMITH SHIRLEY	135

DUDLEY TRIANGLE
PRIVATE LAND OWNERSHIP

WARD	PARCEL	ADDRESS		SQ FT	OWNER	TAX
08	03150	519-521	DUDLEY ST	4766	SCOTT REALTY	
08	00202	526	DUDLEY ST	2783	LOEW. ELIAS	
08	00201	530	DUDLEY ST	4957	LOEW. ELIAS	
08	03167	535	DUDLEY ST	5573	MARTINEZ JULIO ERNESTO	
08	00199	536A	DUDLEY ST	2617	ROBINSON. CHARLES	
08	00156	544	DUDLEY ST	11793	BRUCKER, RHODA	
08	00132	554A	DUDLEY ST	13706	DESILVA PAUL	
13	00065	581	DUDLEY ST	11210	CITY OF BOSTON	
08	00131	590	DUDLEY ST	2635	TORO, WILFRED	
08	00129	594	DUDLEY ST	2615	WEINSTEIN. SAUL TRUST	
08	00128	596	DUDLEY ST	2605	WEINSTEIN. SAUL TRUSTS	
13	00072	599	DUDLEY ST	1980	COTTAGE BROOK ASSOC. LPS	
08	00125	602	DUDLEY ST	2576	WEINSTEIN. SAUL	
08	00122	610	DUDLEY ST	5294	COTTAGE BROOK ASSOCIATION	
08	03127	479RX	DUDLEY ST	3200		
13	00403	8	FAIRBURY ST	1000	ZERO JOSEPH & ANNA BE	
13	00401	12	FAIRBURY ST	1000	KNIGHT. GREGORY B.	
13	00400	14X	FAIRBURY ST	1000	KNIGHT. GREGORY B.	
13	00399	16X	FAIRBURY ST	1000	KNIGHT. GREGORY B.	
13	00398	18X	FAIRBURY ST	1100	KNIGHT. GREGORY B.	
13	00397	20X	FAIRBURY ST	1100	BUTLER. CARRIE M.	
13	00402	10	FAIRBURY ST	1000		
13	00216	34	FOLSOM ST	2920	CITY OF BOSTON	
13	00330	20	GAYLAND ST	3200	LEWIS. GRANT & GLADYS BE	
13	00178	1	HARTFORD TERR	5650	GONZALEZ, JUAN	
13	00179	1RX	HARTFORD TERR	6422	LEWIS. WILLIE A JR.	
13	00073	3	HOWARD AVE	2500	FAGAN. GIRLSEA	
13	00086	33-31	HOWARD AVE	3375	LYNCH. MARY E.	
13	00160	42	HOWARD AVE	3160	RIDINGER, CECIL R. TRUST	
13	00122	59	HOWARD AVE	2858	ESKEW. ARTHUR M.	
13	00123	61	HOWARD AVE	2751	WILLIAM, JAMES H.	
13	00076	5	HOWARD PL	4371	ST. JOHN. RALPH	
08	02839	16	HUCKINS ST	4759	HAZELTON MARY H	
13	00324	5	JUDSON ST	9339	BETHANY BAPTIST CHURCH	
13	00326	15	JUDSON ST	2505	SALMON. ALTON	
13	00106	22X	JUDSON ST	4913	HENRIQUEZ. RICARDO J.	
13	00135	30X	JUDSON ST	4725	BOSTON NATURAL AREAS FUND	
13	00310	41A	JUDSON ST	2637	LEAVITT JOHN	
13	00336	2X	JULIAN ST	3115	CADOGAN. GERARD	

DUDLEY TRIANGLE
PRIVATE LAND OWNERSHIP

WARD	PARCEL	ADDRESS		SQ FT	OWNER	TAX DUE
13	00367	6	JULIAN ST	2250	BUCCINI, CONCEZIO	21370
13	00368	10	JULIAN ST	2475	GERMAINE, RICHARD F.	3500
13	00387	11	JULIAN ST	2250	FLOWERS, ANNIE L.	8450
13	00340	17	JULIAN ST	2250	CAFE, DOROTHEA F.	16520
13	00364	18	JULIAN ST	3600	DADDABBOILEERT	11540
13	00356	24X	JULIAN ST	3456	FORTNOY, NATHAN & EVA L. EE	3170
13	00355	26	JULIAN ST	2689	WEBB, JAMES	730
13	00350	34	JULIAN ST	1380	BROWER, WEBSTER F.	0
13	00307	35	JULIAN ST	2810	MUCCIOLO, ROSE ET AL	19430
13	00379	36	JULIAN ST	3000	MILIARES HERBERT F.	42
13	00134	48	JULIAN ST	4190	BOSTON NATURAL AREAS FUND	0
13	00282	52	JULIAN ST	3751	ANDREWS, EDWARD	19300
13	00283	55	JULIAN ST	4584	KALINOWSKI, MARY	21130
13	00129	66X	JULIAN ST	3428	FIRENZE, MARIE A.	17660
08	02794	2X	LA GRANGE PL	1330	MARGOLIS CALVIN	0
08	02795	4X	LA GRANGE PL	4340	MARGOLIS CALVIN	0
08	02864	2	LEWIS PLACE	2240	PIRES, LOURENCO	0
08	02884	3	LEWIS PLACE	4291	MACDONALD, CATHERINE	6600
08	02865	4	LEWIS PLACE	5320	CITY OF BOSTON	0
08	03121	LOT A	MILLER PK	1239	TURVILLE REALTY INC	3360
08	03123	LOT C	MILLER PK	1230	TURVILLE REALTY INC	3350
08	02907	112	MORELAND ST	2444	WILSON, ALICE	0
08	03079	138Y	MORELAND ST	2550	EVERETT, HENRY	15310
08	03164	4Y	NORTH AVE	1368	MARTINEZ, JULIO ERNESTO	200
08	03159	14	NORTH AVE	3900	PAULDING, JOSEPH	37660
13	00301	2	RAND PL	3640	SULLIVAN, BARRY K.	1100
13	00100	21	ROBIN HOOD ST	6849	PILET, SEYMOUR M.	31039
08	03110	6	ROLLINS CT	1705	KELLY WILLIAM	0
08	03104	8	ROLLINS CT	1401	KELLY WILLIAM	0
08	03105	10	ROLLINS CT	1400	KELLY WILLIAM	0
08	03107	12	ROLLINS CT	1746	KELLY WILLIAM	0
08	02996	9	STAFFORD	1920		0
08	02960	6R	STAFFORD ST	3900	BRADY, NAPOLEON	720
08	02995	7	STAFFORD ST	1920	EULLOCK RICHARD SR. TRUST	0
08	02958	8	STAFFORD ST	3900	MOORE CECIL	5460
08	02959	10	STAFFORD ST	3900	MOORE CECIL	5850
08	02997	11	STAFFORD ST	1920	ACKERMAN, THOMAS	13200
08	03150	25	W COTTAGE	2850	AROCHO JOSE	0
08	03000	105	W COTTAGE	6121	RUSSO FRANK J	11555
13	00009	14	W COTTAGE ST	5000	MCGOWAN, ROOSEVELT	3170
13	00089	32	W COTTAGE ST	1846	ROBERTS MICHAEL EDMAN	31640
13	00113	44X	W COTTAGE ST	3849	WOODLEY, WILLIAM JR.	20970
13	00316	84	W COTTAGE ST	4290	TILJET, TERENCE	0
08	03176	15	WEST COTTAGE ST	2280	MYERS DONNIE	11160
08	03177	17	WEST COTTAGE ST	2280	MYERS DONNIE	6270

DUDLEY TRIANGLE
PRIVATE LAND OWNERSHIP

WARD	PARCEL	ADDRESS		SQ FT	OWNER
08	03178	19	WEST COTTAGE ST	2850	AROCHO, JOSE
08	03073	35	WEST COTTAGE ST	5531	EDWARDS, LESSIE
08	003179	21	WEST COTTAGE ST	2850	
08	02916	135	WINTHROP ST	5415	CITY OF BOSTON
08	02918	145	WINTHROP ST	2950	HOOD, JOHN
08	02881	146	WINTHROP ST	1470	HIGGINBOTTOM JOHN TRUST
08	02880	148	WINTHROP ST	1208	HUGGINBOTTOM JOHN TRUST
08	02879	150	WINTHROP ST	1223	HIGGINBOTTOM JOHN TRUST
08	02878	152	WINTHROP ST	1235	HIGGINBOTTOM JOHN TRUST
08	02877	154	WINTHROP ST	1246	HIGGINBOTTOM, JOHN TRST
08	02876	156	WINTHROP ST	1260	HIGGINBOTTOM JOHN TRUST
08	03062	180X	WINTHROP ST	3678	ANTONIO, JOHN
08	03053	4	WOODVILLE PK	2078	JENKINS TILLMAN
08	03052	6	WOODVILLE PK	1935	GRAY, WILLIAM
08	03049	12X	WOODVILLE PK	1656	BATTLE, MARY
08	03029	7	WOODVILLE ST	3500	HENRICH HARRY
08	03011	22	WOODVILLE ST	7792	FORD, NEIL M.
08	02977	31	WOODVILLE ST	2510	COLON, DIONISIO
08	02978	33	WOODVILLE ST	2510	YURRITA JOSEPH
08	02979	37	WOODVILLE ST	5563	YURRITA JOSEPH
08	03007	38	WOODVILLE ST	6605	ADAMS, HELEN
08	02980	41	WOODVILLE ST	6473	JAMB ENTERPRISES
08	03033	6X	WOODVILLE TERR	3329	BOTHWELL, PAUL C
13	00200	2	WOODWARD PARK	2250	CORCORAN, THERESA M.
13	00199	4	WOODWARD PARK	2250	CORCORAN THERESA M.
13	00197	12X	WOODWARD PARK	13745	ROMAN CATH ARCH O- BOSTON
13	00159	27	WOODWARD PARK	1874	GRIFFITH, MAUREEN
*** Total ***				653914	

Collector Treasurer's Office

DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

PARCEL	ADDRESS		SQ. FT.	PREC	OWNER	TAXES DUE	OWNER ADDRESS	TAX TITLE
ET BLUE HILL AVE								
00327	148S	BLUE HILL AVE	5117	01	CADOGAN, GERARD	4710	48 MONOMY RD.	5,034.28
02849	16	BLUE HILL AVE	2956		REDDINGTON JOHN J JR	789	77 ADAM ST	1,104.92
02793	27X	BLUE HILL AVE	3133	07	MACKALL JAMES	10650	30 BLUE HILL AVE	11,002.81
02857	40X	BLUE HILL AVE	5392	05	NASH JOHN	2940	BOX 117	1,793.41
02912	58RX	BLUE HILL AVE	6800	07	BROOKS DONALD	0	10 INTERVALE ST	0
02910	60	BLUE HILL AVE	4179	07	BAHAROIAN ALICE	0	64 BLUE HILL AVE	0
02911	60RX	BLUE HILL AVE	3825			0		0
02850	6X	BLUE HILL AVE	3248	05	FRAZIER, EVAN	0	73 CHRISTOPHER ROAD	0
otal **								
			34650			19089		
ET BROOK AVE								
03144	10	BROOK AVE	4431		MOTHERS OF TODDLERS	0	88 WALNUT AV	0
00057	101-103	BROOK AVE	7025	02	SPURIA, JOSEPH	41361	95 SLADE ST	42,734.22
00058	107	BROOK AVE	4873	02	CANNATA, ALFONSO	43342	93 MARINA ST.	44,224.88
03143	12	BROOK AVE	6300		SCOTT REALTY	0	99 COLEY RD.	0
00059	121	BROOK AVE	4278	02	DICICCO, LOUIS & ANNA BE	18108	101 PARTRIDGE ST.	18,780.85
03156	40	BROOK AVE	2700	05	GUINIER, JANE T	11304	1030 TREMONT ST	11,803.91
03186	42	BROOK AVE	3468	05	TRABUCCO, LAWRENCE	13598	34 GARAGALO DR	14,126.81
03068	47	BROOK AVE	7393	05	MILLER, BELENA	19463	142 BLACK BROOK DR.	20,276.95
00038	86	BROOK AVE	3755	02	SILVIA, ADA J.	17961	19 OAKDALE ST	18,727.49
otal **								
			44223			165137		
EET BROOKFORD ST								
00296	16	BROOKFORD ST	3830	01	HAMILTON, ALICE	0	18 BROOKFORD ST.	0
00293	22	BROOKFORD ST	2168	01	MARKS, HENDERSON SR.	0	51 JUDSON ST.	0
00292	24	BROOKFORD ST	1998	01	DAROSA, ROMERO	17918	39 KENBERMA RD	18,457.59
00285	30	BROOKFORD ST	2407	01	DEVAUGHN, BOOKER T. JR.	56	30 HALLOWELL ST.	0
00271	40	BROOKFORD ST	3311	01	PLOWMAN, LLOYD F. JR.	1337	43 EMERSON ST	1,830.62
00270	42	BROOKFORD ST	3700	01	RYAN, RICHARD G.	8900	43 BROOKFORD ST.	11,023.25
btotal **								
			17414			28211		
REET COTTAGE CT								
00381	3X	COTTAGE CT	1620	01	BROWER, WEBSTER P.	0	4 COTTAGE CT.	0
btotal **								
			1620			0		
TREET DALIN PL								
00361	14-16A	DALIN PL	3403	01	SESSONS, DELACI	25164	125 NASHUA ST	25,863.68
00358	5-7	DALIN PL	1866	01	LEE, JIM JR.	1950	100 HOLLINGSWORTH RD	2,060.64
00359	9	DALIN PL	2400	01	CITY OF BOSTON	0		0
btotal **								
			7669			27114		
TREET DEAN ST								
00143	10	DEAN ST	3760	01	MORALES, FUNDADOR	8790	14 WOODWARD PK.	9,338.47

08 02708 353 DUDLEY ST 2048 07 SULLIVAN JOHN L 0 261 GOLD

08 02709 355 DUDLEY ST 2067 07 CITY OF BOSTON 0

DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

WARD	PARCEL	ADDRESS		SQ. FT.	PROC	OWNER	TAXES DUE	OWNER ADDRESS	TAX TITLE
08	02709-001	361	DUDLEY ST	1092	07	CITY OF BOSTON	0		0
08	02710	363	DUDLEY ST	2186	07	LEE JIM	32257	363 DUDLEY ST.	32,246.21
08	02714	365RJ	DUDLEY ST	4800	07	LEE JIM	7443	363 DUDLEY ST	7,765.69
08	02216	372	DUDLEY ST	2513	07	TAPPEY BERNARD	36326	372 DUDLEY ST.	37,081.08
08	02215	374	DUDLEY ST	1800	07	BERGER STANLEY	56	1244 BOYLSTON ST.	0
08	02214	376	DUDLEY ST	1526	07	CITY OF BOSTON	0		0
08	02213	378	DUDLEY ST	1223	07	BERGER STANLEY	0	1244 BOYLSTON ST.	0
08	02859	441	DUDLEY ST	2125	05	GARCIA, JOSE	35000	441 DUDLEY STREET	35,813.69
08	02860	443	DUDLEY ST	2125	05	GARCIA, JOSE	17000	443 DUDLEY STREET	17,851.32
08	02868	453	DUDLEY ST	2160	05	WILSON BEAUFORD	15000	453 DUDLEY	15,379.97
08	03115	459	DUDLEY ST	3500	05	SHAFFER, WILLIAM TRUST	21215	684 CANTON AVE	22,393.55
8	03127	479RJ	DUDLEY ST	3200			0		0
08	02126	479X	DUDLEY ST	3200	05	PECK, MARVIN	46000	10 FIARFAX DRIVE	47,465.45
08	03129	485	DUDLEY ST	2400	05	DEJESUS, ALFREDO	7500	15 VIRGINIA STREET	0
08	03130	489	DUDLEY ST	2425	05	CASSERLY, CHRISTINE	0	BOX 682	0
8	03131	493	DUDLEY ST	3396		CASSERLY, CHRISTINE	0	BOX 682	0
08	03146-001	503	DUDLEY ST	3267		SMITH SHIRLEY	135		257.12
08	00202	526	DUDLEY ST	2783	05	LOEW, ELIAS	16930	BEECH AVE	17,515.50
08	00201	530	DUDLEY ST	4957	05	LOEW, ELIAS	20130	BEECH AVE	20,832.27
08	03167	535	DUDLEY ST	5573		MARTINEZ JULIO ERNESTO	958	535 DUDLEY	1,929.26
08	00199	536A	DUDLEY ST	2617	05	ROBINSON, CHARLES	25000	536A DUDLEY ST	25,743.68
08	00156	544	DUDLEY ST	11793	05	BRUCKER, RHODA	22500	101 MONMOUTH APT 103	31,840.42
08	00132	554A	DUDLEY ST	13706	05	DESILVA PAUL	0	554A DUDLEY ST	0
-13	00065	581	DUDLEY ST	11210	02	CITY OF BOSTON	0		0
08	00131	590	DUDLEY ST	2635	05	TORO, WILFRED	16345	590 DUDLEY ST	17,168.43
08	00129	594	DUDLEY ST	2615	05	WEINSTEIN, SAUL TRUST	7480	94 PLYMOUTH DR	8,137.08
08	00128	596	DUDLEY ST	2605	05	WEINSTEIN, SAUL TRUSTS	7400	94 PLYMOUTH DR	8,047.17
13	00072	599	DUDLEY ST	1980	02	COTTAGE BROOK ASSOC. LPS	0	DUDLEY ST.	0
08	00125	602	DUDLEY ST	2576	05	WEINSTEIN, SAUL	11700	94 PLYMOUTH ST	12,487.76
** Subtotal **				112103			346375		
** STREET FAIRBURY ST									
-13	00402	10	FAIRBURY ST	1000		THIS PARCEL IS NOT VACANT	0		0
13	00401	12	FAIRBURY ST	1000	01	KNIGHT, GREGORY B.	0	BOX 921/5 LORI LANE	0
13	00400	14X	FAIRBURY ST	1000	01	KNIGHT, GREGORY B.	0	BOX 921/ 5 LORI LANE	0
13	00399	16X	FAIRBURY ST	1000	01	KNIGHT, GREGORY B.	0	BOX 921/ 5 LORI LANE	0
13	00398	18X	FAIRBURY ST	1100	01	KNIGHT, GREGORY B.	0	BOX 921/ 5 LORI LANE	0
13	00397	20X	FAIRBURY ST	1100	01	BUTLER, CARRIE M.	8800	771 DUDLEY ST.	8,989.03
13	00403	8	FAIRBURY ST	1000	01	ZERO JOSEPH & ANNA BE	19640	1410 COLUMBIA RD	20,266.42
** Subtotal **				7200			28440		
** STREET GAYLAND ST									
13	00330	20	GAYLAND ST	3200	01	LEWIS, GRANT & GLADYS BE	28600	434 PURCHASE ST	29,647.74
** Subtotal **				3200			28600		
** STREET HARTFORD TERR									

13 00178 1 HARTFORD TERR 5650 02 GONZALEZ, JUAN 5295 8 HARTFORD TERR.

DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

WARD	PARCEL	ADDRESS		SQ. FT.	PREC	OWNER	TAXES DUE	OWNER ADDRESS	TAX TITLE
13	00179	1RX	HARTFORD TERR	6422	02	LEWIS, WILLIE A JR.	5111	12 HAVELOCK ST or 10 HARTFORD	5,323.31
** Subtotal **				12072			10406		
** STREET HOWARD AVE									
13	00073	3	HOWARD AVE	2500	02	PAGAN, GIRLSEA	20927	33 MAGNUS HILL RD	27,926.56
13	00086	33-31	HOWARD AVE	3375	02	LYNCH, MARY E.	447		43,956.84
13	00160	42	HOWARD AVE	3160	02	RIDINGER, CECIL R. TRUST	3000	142 HOWARD AVE.	3,207.01
13	00122	59	HOWARD AVE	2858	01	ESKEW, ARTHUR M.	16528	8 WYOMING ST. AVE	17,141.99
13	00123	61	HOWARD AVE	2751	01	WILLIAM, JAMES H.	16520	63 HOWARD AVE.	0
** Subtotal **				14644			57422		
** STREET HUCKINS ST									
08	02839	16	HUCKINS ST	4759	05	HAZELTON MARY H	8840	???	9,229.90
** Subtotal **				4759			8840		
** STREET JUDSON ST									
13	00326	15	JUDSON ST	2505	01	SALMON, ALTON AND DOREEN	15600	12 CHESTERTON ST	16,206.98
13	00106	22X	JUDSON ST	4913	01	MENFIQUEZ, RICARDO J.	40	20 JUDSON ST.	0
13	00135	30X	JUDSON ST	4725		BOSTON NATURAL AREAS FUND	0	25 WEST ST	0
13	00310	41A	JUDSON ST	2637		LEAVITT JOHN	20202	28 SHAPLEY ST	20,917.46
13	00324	5	JUDSON ST	9339	01	BETHANY BAPTIST CHURCH	340		354.29
** Subtotal **				24119			36182		
** STREET JULIAN									
13	00365	14X	JULIAN	2475	01	ACKERMAN, OSCAR	25000		25,304.54
** Subtotal **				2475			25000		
** STREET JULIAN ST									
13	00366	10	JULIAN ST	2475	01	DADABBO, KENNETH	2500	BOX 603 or 21 RAND ST.	0
13	00367	11	JULIAN ST	2250	01	FLOWERS, ANNIE L.	8950	8 NOB HILL RD	9,292.00
13	00390	17	JULIAN ST	2250	01	CARR, DORTHEA F.	14520	37A HEFFERNAN ST	15,041.50
13	00364	18	JULIAN ST	3600	01	DADDABBO, KENNETH	11540	PO BOX 603 or 21 RAND ST.	11,276.64
13	00356	24X	JULIAN ST	3454	01	PORTNOY, NATHAN & EVA L. BE	3170	61 BEAUMONT ST.	4,558.41
13	00355	26	JULIAN ST	2689	01	WEBB, JAMES	730	44 JULIAN ST.	793.34
13	00336	2X	JULIAN ST	3115	01	CADOGAN, GERARD	3070	4EMONOMY RD	3,320.37
13	00360	34	JULIAN ST	1380	01	BROWER, WEBSTER P.	0	4 COTTAGE CT.	0
13	00307	35	JULIAN ST	2810	01	MUCCIOLO, ROSE ET AL	19430	236 HARRIS RD.	20,004.38
13	00379	36	JULIAN ST	3000	01	MILIARES HERBERT P.	42	38 JULIAN ST.	189.70
13	00134	48	JULIAN ST	6190		BOSTON NATURAL AREAS FUND	0	25 WEST ST	0
13	00282	52	JULIAN ST	3751	01	ANDREWS, EDWARD	19200		19,928.67
13	00283	55	JULIAN ST	4584	01	KALINOWSKI, MARY	21130	16 WOOD LN	21,869.10
13	00367	6	JULIAN ST	2250	01	BUCCINI, CONCEZIO (DECEASED)	21370	558 E 5TH ST.	21,997.68

DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

WARD PARCEL	ADDRESS		SQ. FT. PREC	OWNER	TAXES DUE	OWNER ADDRESS	TAX TITLE
** Subtotal **			45236		143312		
** STREET LA GRANGE PL							
08 02794	2X	LA GRANGE PL	1830 07	MARGOLIS CALVIN	0	175 CLIFF RD	0
08 02795	4X	LA GRANGE PL	4340 07	MARGOLIS CALVIN	0	175 CLIFF RD.	0
** Subtotal **			6170		0		
** STREET LEWIS PLACE							
08 02864	3	LEWIS PLACE	4291 05	MACDONALD, CATHERINE	6600	9 REVERE ST	8,120.68
08 02865	4	LEWIS PLACE	5320 05	CITY OF BOSTON	0		0
** Subtotal **			9611		6600		
** STREET MILLER PK							
08 03122	LOT A	MILLER PK	1239	TURVILLE REALTY INC	3380	73 HUMBOLDT	3,600.94
08 03123	LOT C	MILLER PK	1232	TURVILLE REALTY INC	3380	73 HUMBOLDT	3.600.94
** Subtotal **			2471		6760		
** STREET MORELAND ST							
08 02907	112	MORELAND ST	2444 07	WILSON, ALICE	0	64 BLUE HILL AVE	0
08 03079	138X	MORELAND ST	2550 05	EVERETT, HENRY (DECEASED)	15310		15,684.17
** Subtotal **			4994		15310		
** STREET NORTH AVE							
08 03159	14	NORTH AVE	3800 05	PAULDING, JOSEPH & DIANE	13760	431 RIVER ST	14,347.70
08 03164	4X	NORTH AVE	1368 05	MARTINEZ, JULIO ERNESTO	200	535 DUDLEY ST	411.02
** Subtotal **			5168		13960		
** STREET RAND PL							
13 00301	2	RAND PL	3640 01	SULLIVAN, BARRY K.	1100	PO BOX 603	0
** Subtotal **			3640		1100		
** STREET ROBIN HOOD ST							
13 00202	21	ROBIN HOOD ST	6849 02	PILET, SEYMOUR M.	31039	??	31,756.78
** Subtotal **			6849		31039		
** STREET ROLLINS CT							
08 03107	12	ROLLINS CT	1746	KELLY WILLIAM	0	18 THIRD AVE	0
08 03110	6	ROLLINS CT	1705	KELLY WILLIAM	0	18 THIRD AVE	0
08 03109	8	ROLLINS CT	1400	KELLY WILLIAM	0	18 THIRD AVE	0
** Subtotal **			4851		0		

DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

WARD	PARCEL	ADDRESS		SQ. FT.	PROC	OWNER	TAXES DUE	OWNER ADDRESS	TAX TITLE
** STREET STAFFORD ST									
08	02959	10	STAFFORD ST	3900	07	EVERETT, ELLA	5850	682 BLUE HILL AV	6,209.02
08	02958	10	STAFFORD ST	3900	07	EVERETT ELLA	5460	682 BLUE HILL AV	5,808.15
08	02957	11	STAFFORD ST	1920	07	ACKERMAN, THOMAS	13200	21 CRESTWOOD PARK	13,568.73
08	02960	6R	STAFFORD ST	3900	07	BRADY, NAPOLEON	720	BOX 737 or 6 STAFFORD ST	738.78
08	02995	7	STAFFORD ST	1920	07	BULLOCK RICHARD SR. TRUST	0	2 GLENARM	0
08	02996	9	STAFFORD ST	1920	07	ACKERMAN, THOMAS	14230	21 CRESTWOOD PARK	14,618.57
** Subtotal **				17460			39460		
** STREET W COTTAGE ST									
13	00009	14	W COTTAGE ST	5000	02	MCGOWAN, ROOSEVELT	3170	116 or 166 WOODROW AV	3,474.30
13	00089	32	W COTTAGE ST	1846	01	ROBERTS MICHAEL EDWAN	31640	3 HERRICK DR.	32,538.85
13	00113	44Y	W COTTAGE ST	3848	01	WOODLEY, WILLIAM JR.	20870	91 or 101 HAMMOND ST	21,595.09
13	00316	84	W COTTAGE ST	4290	01	TILIET, TERENCE	0	???	0
** Subtotal **				14984			55680		
** STREET WEST COTTAGE ST									
08	03176	15	WEST COTTAGE ST	2280	05	MYERS DONNIE	11160	PO BOX 1612	10,439.04
08	03177	17	WEST COTTAGE ST	2280	05	MYERS DONNIE	6270	PO BOX 1612	5,310.64
08	03178	19	WEST COTTAGE ST	2850	05	AROCHO, JOSE	0	25 WEST COTTAGE ST	0
08	03179	21	WEST COTTAGE ST	2850	05	AROCHO JOSE	0	25 W COTTAGE	0
08	03180	23	WEST COTTAGE ST	2850		AROCHO JOSE	0	25 W COTTAGE	0
08	03073	35	WEST COTTAGE ST	5531	05	EDWARDS, LESLIE	0	67 WEST COTTAGE ST	0
** Subtotal **				18641			17430		
** STREET WINTHROP ST									
66	02918	145	WINTHROP ST	2950	07	CITY OF BOSTON	0		0
08	02881	146	WINTHROP ST	1476	05	HIGGINBOTTOM JOHN TRUST	15100	44 LINDWOOD RD	15,523.00
08	02880	148	WINTHROP ST	1208	05	HUGGINBOTTOM JOHN TRUST	14420	44 LINWOOD	14,816.23
08	02879	150	WINTHROP ST	1223	07	HIGGINBOTTOM JOHN TRUST	15930	44 LINWOOD	16,373.72
08	02878	152	WINTHROP ST	1235	05	HIGGINBOTTOM JOHN TRUST	14420	44 LINWOOD	14,822.35
08	02877	154	WINTHROP ST	1246	05	HIGGINBOTTOM, JOHN TRST	14160	44 LINWOOD	14,559.85
08	02876	156	WINTHROP ST	1060	05	HIGGINBOTTOM JOHN TRUST	29460	146 WINTHROP ST.	30,298.30
** Subtotal **				10398			103490		
** STREET WOODVILLE PK									
08	03049	12X	WOODVILLE PK	1659	05	BATTLE, MURPHY & OLIVE	1940	27 EVELYN ST	2,000.95
08	03053	4	WOODVILLE PK	2079	05	JENKINS TILLMAN	0	50 DENNIS ST	0
08	03052	6	WOODVILLE PK	1935	05	GRAY, WILLIAM	0	52 DENNIS ST.	0
** Subtotal **				5673			1940		
** STREET WOODVILLE ST									
08	03011	22	WOODVILLE ST	7792	07	FORD, NEIL M.	1200	14 GLENARM	1,252.71
08	02977	31	WOODVILLE ST	2510	07	COLON, DIONISIO	15170	7A KENNEY ST	15,929.00
08	02978	33	WOODVILLE ST	2510	07	YURRITA JOSEPH	5800	7A KENNEY STF LA	0

DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

WARD	PARCEL	ADDRESS		SQ. FT.	PREC	OWNER	TAXES DUE	OWNER ADDRESS	TAX TITLE
08	02979	37	WOODVILLE ST	5593	07	YURSITA JOSEPH	0	7A KENNY ST	0
08	03007	38	WOODVILLE ST	6605	07	ADAMS, HELEN	740	5 DOGWOOD RD	912.26
08	02980	41	WOODVILLE ST	4473		JAME ENTERPRISES	15213	52 TROUT BROOK RD.	15,927.32
08	03029	7	WOODVILLE ST	3500		KENRICK HARRY	0	9 WOODVILLE ST	0
** Subtotal **									
				32963			38123		
** STREET WOODVILLE TERR									
08	03033	6X	WOODVILLE TERR	3329	05	BOTHWELL, PAUL C	0	6 WOODVILLE TERR	0
** Subtotal **									
				3329			0		
** STREET WOODWARD PARK									
13	00200	2	WOODWARD PARK	2250	02	CORCORAN, THERESA M.	0	12 HAMMOND CT.	0
13	00159	27	WOODWARD PARK	1874	02	GRIFFITH, MAUREEN & COSMYN	8243	42 BYRON RD.	8,472.02
13	00199	4	WOODWARD PARK	2250	02	CORCORAN THERESA M.	0	12 HAMMOND CT.	0
** Subtotal **									
				6374			8243		
*** Total ***									
				579629			1394044		

LIENS CHECKED BY ISD FOR VACANT LAND
DATED 8/6/88 FOR PUBLIC FACILITIES DEPT.

6 Blue Hill Ave. Wd.8
Committed to Collector 3-15-71 for take down for $2,800

40 Blue Hill Ave. Wd.8
Committed to Collector 6-10-68 for take down for $2,174

10 Brook Ave. Wd.8
Committed to Collector 11-24-86 for advertised take down for $14,475

12 Brook Ave. Wd.8
Committed to Collector 10-5-67 for take down for $1,087

40 Brook Ave. Wd.8
Committed to Collector 6-15-78 for take down for $2,900

42 Brook Ave. Wd.8
Committed to Collector 12-8-75 for take down for $1,800
Committed to Collector 7-7-75 for board up for $410

47 Brook Ave. Wd.8
Committed to Collector 9-18-78 for take down for $2,915

86 Brook Ave. Wd.13
Committed to Collector 6-12-79 for take down for $3,000

101 Brook Ave. Wd.13
Committed to Collector 7-28-77 for emergency take down for $1,300

103 Brook Ave. Wd.13
Committed to Collector 7-28-77 for emergency take down for $1,300

107 Brook Ave. Wd.13
Committed to Collector 11-15-71 for take down for $3,200

16 Brookford St. Wd.13
Committed to Collector 5-15-70 for take down for $1,673

22 Brookford St. Wd.13
Committed to Collector 5-15-70 for take down for $1,674

24 Brookford St. Wd.13
Committed to Collector 5-25-77 for emergency take down for $3,200

40 Brookford St. Wd.13
Committed to Collector 1-12-83 for emergency take down for $4,700

42 Brookford St. Wd.13
Committed to Collector 1-12-83 for emergency take down for $4,700

5-7 Dalin Place Wd.13
Committed to Collector 11-3-75 for take down for $2,000

14-14A Dalin Place Wd.13
Committed to Collector 11-3-75 for take down for $1,600

CONTINUED

LIENS CHECKED BY ISD FOR VACANT LAND
DATED 8/6/88 FOR PUBLIC FACILITIES DEPT. CONTINUED

16-16A Dalin Place Wd.13
Committed to Collector 11-3-75 for take down for $1,600

10 Dean St. Wd.13
Committed to Collector 6-15-78 for take down for $3,600

12 & 14 Dean St. Wd.13
Committed to Collector 10-14-76 for emergency take downs for $2,949

18-20 Dean St. Wd.13
Committed to Collector 2-27-69 for take down for $1,800

26-28 Dean St. Wd.13
Committed to Collector 9-15-70 for take down for $2,374

30-32 & 34-36 Dean St. Wd.13
Committed to Collector 4-14-72 for take down for $4,800

10 Dennis St. Wd.13
Committed to Collector4-3-59 for take down for $700

12 Dennis St. Wd.13
Committed to Collector 4-3-59 for take down for $700

34 & 36 Dennis St. Wd.8
Committed to Collector 7-15-76 for emergency take downs for $1,400

38 Dennis St. Wd.8
Committed to Collector 5-25-77 for take down for $1,845

39-41 Dennis St. Wd.8
Committed to Collector 5-25-77 for take down for $4,559

42 Dennis St. Wd.8
Committed to Collector 6-15-71 for take down for $3,163

51 Dennis St. Wd.8
Committed to Collector 5-25-77 for take down for $1,404

3 Downey Ct. Wd.13
Committed to Collector 1-16-75 for emergency take down for $1,200

6 Downey Ct. Wd.13
Committed to Collector 9-15-70 for take down for $1,130

15 Dromey St. Wd.13
Committed to Collector 11-15-62 for take down for $975

16 Dromey St. Wd.13
Committed to Collector 11-14-61 for take down for $475

18 Dromey St. Wd.13
Committed to Collector 3-8-68 for take down for $1,380

CONTINUED

LIENS CHECKED BY ISD FOR VACANT LAND
DATED 8/6/88 FOR PUBLIC FACILITIES DEPT. CONTINUED

363 Dudley St. Wd.8
Committed to Collector 1-31-78 for take down for $2,588

365 Dudley St. Wd.8
Committed to Collector 1-31-78 for take down for $2,588

368 Dudley St. Wd.8
Committed to Collector 6-15-77 for take down for $3,900

372 Dudley St. Wd.8
Committed to Collector 6-15-77 for take down for $2,300
Committed to Collector 9-4-75 for board up for $425
Committed to Collector 2-13-75 for emergency board up for $485
Committed to Collector 5-5-77 for reboard up for $136

374 Dudley St. Wd.8
Committed to Collector 6-15-77 for take down for $2,300
Committed to Collecor 9-4-75 for board up for $425

378-382 Dudley St. Wd.8
Committed to Collector 9-14-73 for take down for $3,000

441-443 Dudley St. Wd.8
Committed to Collector 7-28-77 for emergency take down for $5,800

451-453 Dudley St. Wd.8
Committed to Collector 10-16-74 for take down for $2,500

479 Dudley St. Wd.8
Committed to Collector 12-7-67 for take down for $1,475

485-487 Dudley St. Wd.8
Committed to Collector 5-14-71 for take down for $2,350

536A& 536B Dudley St. Wd.8
Committed to Collector 8-29-77 for emergency take down for $4,500

538-540-542-544-546-550-552 Dudley St. Wd.8
Committed to Collector 8-14-70 for take down for $7,000

590 Dudley St. Wd.8
Committed to Collector for take down for $2,000

592-596 Dudley St. Wd.8
Committed to Collector for take down for $2,000

599 Dudley St. Wd.13
Committed to Collector 11-26-68 for take down for $1,773

600-602 Dudley St. Wd.8
Committed to Collector 6-15-77 for take down for $2,000

8 Fairbury St. Wd.13
Committed to Collector 11-30-82 for emergency take down for $2,000
Committed to Collector 6-1-67 for ½ sidewall repair for $455

CONTINUED

LIENS CHECKED BY ISD FOR VACANT LAND
DATED 8/6/88 FOR PUBLIC FACILITIES DEPT. CONTINUED

12 Fairbury St. Wd.13
Committed to Collector 3-16-67 for take down for $896
Committed to Collector 6-1-67 for ½ sidewall repair for $310

14 Fairbury St. Wd.13
Committed to Collector 11-16-65 for take down for $897
Committed to Collector 11-16-65 for ½ sidewall repair for $310

16 Fairbury St. Wd.13
Committed to Collector 1-4-67 for take down for $723
Committed to Collector 11-14-65 for ½ sidewall repair for $635

18 Fairbury St. Wd.13
Committed to Collector 11-16-65 for take down for $897
Committed to Collector 11-16-65 for ½ sidwall repair for $345

20 Fairbury St. Wd.13
Committed to Collector 11-16-65 for ½ sidewall repair for $345
Committed to Collector 6-27-69 for take down for $1,291

20 Gayland St. Wd.13
Committed to Collector 4-20-77 for emergency take down for $4,400

3 Howard Ave. Wd.13
Committed to Collector 5-5-77 for emergency take down for $3,600

31-33 Howard Ave. Wd.13
Committed to Collector 7-19-77 for take down for $3,100

59 Howard Ave. Wd.13
Committed to Collector 4-14-76 for take down for $2,660

61 Howard Ave. Wd.13
Committed to Collector 8-29-77 for take down for $3,275

16 Huckins St. Wd.8
Committed to Collector 11-14-74 for take down for $1,799

15 Judson St. Wd.13
Committed to Collector 6-24-83 for advertised take down for $3,800

41 Judson St. Wd.13
Committed to Collector 4-2-81 for take down for $4,400

6-8 Julian St. Wd.13
Committed to Collector 3-3-77 for emergency take down for $3,400

10 Julian St. Wd.13
Committed to Collector 3-5-65 for take down for $1,845

11 Julian St. Wd.13
Committed to Collector 4-20-77 for emergency take down for $1,900

17 Julian St. Wd.13
Committed to Collector 2-28-78 for take down for $4,000

CONTINUED

LIENS CHECKED BY ISD FOR VACANT LAND
DATED 8/6/88 FOR PUBLIC FACILITIES DEPT. CONTINUED

18 Julian St. Wd.13
Committed to Collector 6-24-83 for Advertised take down for $3,075

24 Julian St. Wd.13
Committed to Collector 1-29-88 for lot was cleaned for $1,056

26 Julian St. Wd.13
Committed to Collector 8-14-70 for take down for $1,400

34 Julian St. Wd.13
Committed to Collector 4-20-77 for emergency take down for $1,700

35 Julian St. Wd.13
Committed to Collector 11-14-74 for take down for $2,800

36 Julian St. Wd.13
Committed to Collector 10-13-72 for take down for $2,800

48 Julian St. Wd.13
Committed to Collector 4-14-72 for take down for $2,900

53 Julian St. Wd.13
Committed to Collector 8-17-77 for emergency take down for $2,885

55 Julian St. Wd.13
Committed to Collector 8-17-77 for emergency take down for $2,100

2-4 LaGrange Place Wd.8
Committed to Collector 12-6-62 for take down for $690

3 Lewis Place Wd.8
Committed to Collector 6-29-77 for emergency take down for $1,500

138 Moreland St. Wd.8
Committed to Collector 2-21-67 for take down for $1,015

14 North Ave. Wd.8
Committed to Collector 6-15-78 for take down for $3,500

21 Robin Hood St. Wd.13
Committed to Collector 3-15-74 for take down for $2,500

6 Stafford St. Wd.8
Committed to Collector 4-20-77 for take down for $2,600

7 Stafford St. Wd.8
Committed to Collector 10-14-70 for take down for $934

9 & 11 Stafford St. Wd.8
Committed to Collector 10-14-70 for take down for $1,866

15 West Cottage St. Wd.8
Committed to Collector 2-15-79 for ½ sidewall repair for $4,550
Committed to Collector 6-15-78 for take down for $2,500
15 & 17 West Cottage St. Wd.8
Committed to Collector 4-28-78 for emergency board up for $1,045

CONTINUED

LIENS CHECKED BY ISD FOR VACANT LAND
DATED 8/6/88 FOR PUBLIC FACILITIES DEPT. CONTINUED

17 West Cottage St. Wd.8
Committed to Collector 6-15-78 for take down for $2,500
Committed to Collector 1-12-66 for ½ sidewall repair for $595

19 West Cottage St. Wd.8
Committed to Collector 4-29-65 for take down for $897
Committed to Collector 1-12-66 for ½ sidewall repair for $595

21 West Cottage St. Wd.8
Committed to Collector 10-18-77 for take down for $1,600

23 West Cottage St. Wd.8
Committed to Collector 10-18-77 for take down for $1,280

32 West Cottage St. Wd.13
Committed to Collector 1-16-76 for take down for $2,800

44 West Cottage St. Wd.13
Committed to Collector 4-16-74 for take down for $2,800

84 West Cottage St. Wd.13
Committed to Collector 9-14-66 for take down for $900

146-156 Winthrop St. Wd.8
Committed to Collector 10-31-78 for take downs for $7,800

4 Woodville Pk. Wd.8
Committed to Collector 4-15-71 for take down for $1,600

12 Woodville Pk. Wd.8
Committed to Collector 11-15-73 for take down for $1,000

22 Woodville St. Wd.8
Committed to Collector 7-15-80 for take down for $3,510

31-33 Woodville St. Wd.8
Committed to Collector 4-12-79 for take down for $3,900

38 Woodville St. Wd.8
Committed to Collector 2-27-85 for advertised take down for $3,840

41 Woodville St. Wd.8
Committed to Collector 8-29-77 for take down for $1,645

4 Woodward Pk. St. Wd.13
Committed to Collector 8-13-80 for emergency take down for $3,870

27 Woodward Pk. St. Wd.13
Committed to Collector 5-15-79 for take down for $3,000

Boston Water and Sewer Commission

425 Summer Street
Boston, MA 02210-1700
617-330-9400
Fax 617-330-5167

August 15, 1988

Rebecca Black
Assistant Director of Planning
Public Facilities Department
15 Beacon Street
Boston, MA. 02108

Dear Ms. Black,

Enclosed is the list of properties that you submitted to me on August 8th, requesting information on any outstanding water and sewer charges due.

As you can see on the attached list, the outstanding billed balances (if any) are listed to the right of the premise address and are as of as of August 12, 1988. The "N/A" means No Account was found. Account with balances due are highlighted.

In addition, please be advised that information provided is by the specific address listed; I can not guarantee that a premise won't have more than one (1) address.

I trust that this information will be helpful to you. If I can be of further assistance or if you have any questions, please do not hesitate to call me at 330-9400, ext. 352.

Very truly yours,

David Yee
Director of Customer Service

enclosure

cc: Sherry Flashman

DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

WARD	PARCEL	ADDRESS		SQ. FT.	PREC	OWNER	TAXES DUE	OWNER ADDRESS
				Last 8/12/88				
** STREET BLUE HILL AVE								
13	00337	148E	BLUE HILL AVE	N/A 5117	01	CADOGAN, GERARD	6710	48 MONOMY RD.
08	02849	16	BLUE HILL AVE	N/A 2956		REDDINGTON JOHN J JR	789	77 ADAM ST
08	02793	27X	BLUE HILL AVE	N/A 3133	07	MACKALL JAMES	10650	30 BLUE HILL AVE
08	02857	40X	BLUE HILL AVE	N/A 5392	05	NASH JOHN	2940	BOX 117
08	02912	58RX	BLUE HILL AVE	- O - 6800	07	BROOKS DONALD	0	10 INTERVALE ST
08	02910	60	BLUE HILL AVE	- O - 6179	07	BARARIAN ALICE	0	64 BLUE HILL AVE
8	02911	60RX	BLUE HILL AVE	N/A 3825			0	
08	02850	6X	BLUE HILL AVE	N/A 3248	05	FRAZIER, EVAN	0	73 CHRISTOPHER ROAD
** Subtotal **								
				34650			19089	
** STREET BROOK AVE								
08	03144	~~410~~	~~BROOK AVE~~	~~$3,060~~ 6431		MOTHERS OF TODDLERS 410666	0	88 WALNUT AV
13	00057	101-103	BROOK AVE	- O - 7025	02	SPURIA, JOSEPH 430667 .666	61361	95 SLADE ST
13	00058	107	BROOK AVE	N/A 6873	02	CANNATA, ALFONSO	43342	93 MARINA ST.
08	03143	12	BROOK AVE	N/A 6300		SCOTT REALTY	0	99 COLBY RD.
13	00059	121	BROOK AVE	- O - 6278	02	DICICCO, LOUIS & ANNA BE 430653	18108	101 PARTRIDGE ST.
08	03156	40	BROOK AVE	- O - 2700	05	GUINIER, JANE T 410631	11304	1030 TREMONT ST
08	03186	42	BROOK AVE	- O - 3468	05	TRASUCCO, LAWRENCE 410624	13598	34 GARAGALO DR
08	03068	47	BROOK AVE	- O - 7393	05	MILLER, BELENA 410157	19463	142 BLACK BROOK DR.
13	00035	86	BROOK AVE	- O - 3755	02	SILVIA, ADA J. 430597	17961	19 OAKDALE ST
** Subtotal **								
				44223			165137	
** STREET BROOKFORD ST								
13	00296	16	BROOKFORD ST	N/A 3830	01	HAMILTON, ALICE	0	18 BROOKFORD ST.
13	00293	22	BROOKFORD ST	N/A 2168	01	MARKS, HENDERSON SR.	0	51 JUDSON ST.
13	00292	24	BROOKFORD ST	- O - 1998	01	DAROSA, ROMERO 431423	17918	39 KENBERMA RD
13	00285	30	BROOKFORD ST	N/A 2407	01	DEVAUGHN, BOOKER T. JR.	56	30 HALLOWELL ST.
13	00271	40	BROOKFORD ST	- O - 3311	01	PLOWMAN, LLOYD F. JR. 431493	1337	43 EMERSON ST
13	00270	42	BROOKFORD ST	- O - 3700	01	RYAN, RICHARD G. 431500	8900	43 BROOKFORD ST.
** Subtotal **								
				17414			28211	
** STREET COTTAGE CT								
13	00381	3X	COTTAGE CT	N/A 1620	01	BROWER, WEBSTER P.	0	4 COTTAGE CT.
** Subtotal **								
				1620			0	
** STREET DALIN PL								
13	00361	14-16A	DALIN PL	- O - 3403	01	SESSONS, DELACI 431066, 431078	25164	125 NASHUA ST
13	00358	5-7	DALIN PL	- O - 1866	01	LEE, JIM JR. 431094	1950	100 HOLLINGSWORTH RD
~~13~~	~~00359~~	~~9~~	~~DALIN PL~~	~~2406~~	~~01~~	~~CITY OF BOSTON~~	~~0~~	
** Subtotal **								
				7669			27114	
** STREET DEAN ST								
13	00143	10	DEAN ST	- O - 3760	01	MORALES, FUNDADOR 430786	8790	14 WOODMARY PK.

13	00042	11	DEAN ST		4584 CC	ANDREWS, JOSEPHINE C		22765 AMESBURY LN

DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

WARD	PARCEL	ADDRESS			SQ. FT.	PREC	OWNER		TAXES DUE	OWNER ADDRESS
			BHL 8/12/88							
13	00142	12	DEAN ST	- C -	3760	01	RAMOS, GUILLERMO	43C743	16800	??
13	00141	14X	DEAN ST	N/A	3760	01	WASHINGTON, MARY L. TRST		5940	65 BROOK AV
13	00140	18	DEAN ST	N/A	3245	01	SHELTON, LOVRE J. & NAPOLEON		2040	64 JULIAN ST.
13	00139	22	DEAN ST	N/A	3246	01	BOSTON NATURAL AREAS FUND		0	25 WEST ST
13	00138	26	DEAN ST	N/A	2894	01	BOSTON NATURAL AREAS FUND		0	25 WEST ST
13	00137	30	DEAN ST	N/A	2466	01	BOSTON NATURAL AREAS FUND		0	25 WEST ST
** Subtotal **					27719				56335	
** STREET DENNIS ST										
08	03113	10	N/A	DENNIS ST	2324	05	SCANDONE, LINDA		0	95 TERRACE AVENUE
08	03112	12X	N/A	DENNIS ST	3050	05	SCANDONE, LINDA		0	95 TERRACE AVENUE
08	03111	14	N/A	DENNIS ST	2669	05	SCANDONE, LINDA		0	95 TERRACE AVENUE
~~08~~	~~02899~~	~~31-33~~		~~DENNIS ST~~	~~3693~~	~~07~~	~~CITY OF BOSTON~~		~~0~~	~~-~~
08	03082	34	- C -	DENNIS ST	4203	05	SACNDONE, LINDA	174712	29150	95 TERRACE AV
08	03081	38	- C -	DENNIS ST	2971	05	MATTHEWS, VERSIE	174698	15150	11 RITCHFIELD STREET
08	02903	39	- C -	DENNIS ST	2890	07	IRENE M ANTONIOU	174719	0	280 DOWNEY ST.
08	02830	3X	N/A	DENNIS ST	1217	05	WHITE, MARGARET		2980	S CHILCOTT PLACE
8		42	N/A	DENNIS ST	3060				0	
08	02955	51	- C -	DENNIS ST	6660	07	GLORIOUS CHURCH	174736	3730	12 STAFFORD ST
08	02831	5X	N/A	DENNIS ST	1203	05	MARKIR, LEONARD		150	564 N MAIN ST
08	02832	7X	N/A	DENNIS ST	1261	05	MARKIR, LEONARD		150	564 N MAIN ST
08	02833	9X	N/A	DENNIS ST	1325	05	MARKIR LEONARD		130	564 N MAIN ST.
** Subtotal **					36526				51440	
** STREET DOWNEY CT										
13	00051	3		DOWNEY CT	- C -	2381	02	ROBERTS, FERN A.		4000 43 COLUMBIA RD.
13	00053	6		DOWNEY CT	N/A	2490	02	SMALLEY, ALFRED A.		4900 622 CRESCENT ST
** Subtotal **					4871				8900	
** STREET DROMEY ST										
13	00290	15X		DROMEY ST	N/A	1711	01	GOODWIN, CHARLOTTE I.		10570 70 ROCKVIEW ST
13	00276	16X		DROMEY ST	N/A	2121	01	SMITH, WILLIAM		3536 46 BROOKFORD ST.
13	00275	18		DROMEY ST	N/A	1533	01	BENNETT, JOSEPH M.		0 47 JUDSON ST.
** Subtotal **					5365				14106	
** STREET DUDLEY										
8	02715	[redacted]			5965			176441	0	
08	02217	368	DUDLEY	- C -	4147		BERGER STANLEY I	232406	0	100 ESSEX ST
08	03150	[redacted]			4766		SCOTT REALTY	177141	0	99 COLBY RD.
08	00122	610	DUDLEY	N/A	5294		COTTAGE BROOK ASSOCIATION		0	114 STATE ST.
** Subtotal **					20172				0	

08	02709	359	DUDLEY ST	2007 07	CITY OF BOSTON		0

DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

BAL 8/12/88

MAP#	PARCEL	ADDRESS		SQ. FT.	PREC	OWNER		TAXES DUE	OWNER ADDRESS
~~08~~	~~02709-002~~	~~361~~	~~DUDLEY ST~~	~~1892~~	~~07~~	~~CITY OF BOSTON~~		~~0~~	
08	02710	363	DUDLEY ST - O -	2186	07	LEE JIM	176427	32257	363 DUDLEY ST.
08	02714	365RX	DUDLEY ST - O -	680	07	LEE JIM	176434	7443	363 DUDLEY ST
08	02216	372	DUDLEY ST - O -	2513	07	TAPPEY BERNARD	406458	36326	372 DUDLEY ST.
08	02215	374	DUDLEY ST - O -	1800	07	BERGER STANLEY	406465	56	1244 BOYLSTON ST.
~~08~~	~~02214~~	~~376~~	~~DUDLEY ST~~	~~1526~~	~~07~~	~~CITY OF BOSTON~~		~~0~~	
08	02213	378	DUDLEY ST - O -	1223	07	BERGER STANLEY	406479	0	1244 BOYLSTON ST.
08	02859	441	DUDLEY ST - O -	2125	05	GARCIA, JOSE	176473	35000	441 DUDLEY STREET
08	02860	443	DUDLEY ST - O -	2125	05	GARCIA, JOSE	176480	17000	443 DUDLEY STREET
08	02868	453	DUDLEY ST - O -	2160	05	WILSON BEAUFORD	177029	15000	453 DUDLEY
08	02115	459	DUDLEY ST - O -	3500	05	SHAFFER, WILLIAM TRUST	191001	21215	684 CANTON AVE
8	03127	479RX	DUDLEY ST N/A	3200				0	
08	03126	479X	DUDLEY ST N/A	3200	05	PECK, MARVIN		46000	10 FIAFFAX DRIVE
08	03129	485	DUDLEY ST N/A	2400	05	DEJESUS, ALFREDO		7500	15 VIRGINIA STREET
08	03130	489	DUDLEY ST - O -	2425	05	CASSERLY, CHRISTINE	177113	0	BOX 682
8	03131	493	DUDLEY ST - O -	3396		CASSERLY, CHRISTINE	177120	0	BOX 682
08	03146-001	503	DUDLEY ST N/A	3267		SMITH SHIRLEY		135	
08	00202	526	DUDLEY ST - O -	2783	05	LOEW, ELIAS	409639	16930	BEECH AVE
08	00201	530	DUDLEY ST - O -	4957	05	LOEW, ELIAS	409646	20130	BEECH AVE
08	03167	~~535~~	DUDLEY ST $794.93	5573		MARTINEZ JULIO ERNESTO	177253	958	535 DUDLEY
08	00199	536A	DUDLEY ST - O -	2617	05	ROBINSON, CHARLES	409666	25000	536A DUDLEY ST
08	00156	544	DUDLEY ST N/A	11793	05	BRUCKER, RHODA		22500	101 MONMOUTH APT 103
08	00132	554A	DUDLEY ST N/A	13706	05	DESILVA PAUL		0	554A DUDLEY ST
~~13~~	~~00065~~	~~581~~	~~DUDLEY ST~~	~~11210~~	~~02~~	~~CITY OF BOSTON~~		~~0~~	
08	00131	590	DUDLEY ST - O -	2635	05	TORO, WILFRED	409912	16345	590 DUDLEY ST
08	00129	594	DUDLEY ST - O -	2615	05	WEINSTEIN, SAUL TRUST	409905	7480	96 PLYMOUTH DR
08	00128	596	DUDLEY ST - O -	2605	05	WEINSTEIN, SAUL TRUSTS	409898	7400	96 PLYMOUTH DR
13	00072	599	DUDLEY ST N/A	1960	02	COTTAGE BROOK ASSOC LPS		0	DUDLEY ST.
08	00125	602	DUDLEY ST N/A	2576	05	WEINSTEIN, SAUL		11700	96 PLYMOUTH ST
** Subtotal **				112103				346375	
** STREET FAIRBURY ST									
~~13~~	~~00402~~	~~10~~	~~FAIRBURY ST~~	~~1000~~		~~THIS PARCEL IS NOT VACANT~~		0	
13	00401	12	FAIRBURY ST N/A	1000	01	KNIGHT, GREGORY B.		0	BOX 921/5 LORI LANE
13	00400	14X	FAIRBURY ST N/A	1000	01	KNIGHT, GREGORY B.		0	BOX 921/ 5 LORI LANE
13	00399	16X	FAIRBURY ST N/A	1000	01	KNIGHT, GREGORY B.		0	BOX 921/ 5 LORI LANE
13	00398	18X	FAIRBURY ST N/A	1100	01	KNIGHT, GREGORY B.		0	BOX 921/ 5 LORI LANE
13	00397	20X	FAIRBURY ST N/A	1100	01	BUTLER, CARRIE M.		8800	771 DUDLEY ST.
13	00403	~~[illegible]~~	~~FAIRBURY ST $1,661~~	1000	01	ZERO JOSEPH & ANNA BE		19640	1410 COLUMBIA RD
** Subtotal **				7200				28440	
** STREET GAYLAND ST									
13	00330	20	GAYLAND ST N/A	3200	01	LEWIS, GRANT & GLADYS BE		28600	436 PURCHASE ST
** Subtotal **				3200				28600	
** STREET HARTFORD TERR									

13 00178 1 HARTFORD TERR 5650 02 GONZALEZ, JUAN 5295 8 HARTFORD TERR.

DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

MAP	PARCEL	ADDRESS		SQ. FT.	PREC	OWNER	TAXES DUE	OWNER ADDRESS
			BHL 8/12/88					
13	00179	1RX	HARTFORD TERR - O -	6422	02	LEWIS, WILLIE A JR.	5111	12 HAVELOCK ST or 10 HARTFORD
** Subtotal **				12072			10406	
** STREET HOWARD AVE								
13	00073	3	HOWARD AVE - O -	2500	02	PAGAN, GIRLSEA 431626	20927	33 MAUGUS HILL RD
13	00086	33-31	HOWARD AVE - O -	3375	02	LYNCH, MARY E. 431647, 431640	647	
13	00160	42	HOWARD AVE - O -	3160	02	RIDINGER, CECIL R. TRUST 431563	3000	142 HOWARD AVE.
13	00122	59	HOWARD AVE - O -	2858	01	ESKEW, ARTHUR M. 431542	16528	8 WYOMING ST. AVE
13	00123	61	HOWARD AVE - O -	2751	01	WILLIAM, JAMES H. 431535	16520	63 HOWARD AVE.
** Subtotal **				14644			57422	
** STREET HUCKINS ST								
08	02839	16	HUCKINS ST - O -	4759	05	HAZELTON MARY H	8840	???
** Subtotal **				4759			8840	
** STREET JUDSON ST								
13	00326	1S	JUDSON ST - O -	2505	01	SALMON, ALTON AND DOREEN 431502	15600	12 CHESTERTON ST
13	00106	22X	JUDSON ST N/A	6913	01	HENRIQUEZ, RICARDO J.	60	20 JUDSON ST.
13	00135	30X	JUDSON ST N/A	6725		BOSTON NATURAL AREAS FUND	0	25 WEST ST
13	00310	41A	JUDSON ST N/A	2637		LEAVITT JOHN	20202	28 SHAPLEY ST
13	00324	5	JUDSON ST N/A	9339	01	BETHANY BAPTIST CHURCH	340	
** Subtotal **				24119			36182	
** STREET JULIAN								
13	00365	16X	JULIAN N/A	2475	01	ACKERMAN, OSCAR	25000	
** Subtotal **				2475			25000	
** STREET JULIAN ST								
13	00366	10	JULIAN ST N/A	2475	01	DADABBO, KENNETH	2500	BOX 603 or 21 RAND ST.
13	00367	11	JULIAN ST - O -	2250	01	FLOWERS, ANNIE L. 431325	8950	8 MOB HILL RD
13	00390	17	JULIAN ST - O -	2250	01	CARR, DORTHEA F. 431318	14520	37A HEFFERNAN ST
13	00364	18	JULIAN ST - O -	3600	01	DADDABBO, KENNETH 431052	11540	PO BOX 603 or 21 RAND ST.
13	00356	24X	JULIAN ST N/A	3454	01	PORTNOY, NATHAN & EVA L. BE	3170	61 BEAUMONT ST.
13	00355	26	JULIAN ST N/A	2689	01	WEBB, JAMES	730	44 JULIAN ST.
13	00336	2X	JULIAN ST N/A	3115	01	CADOGAN, GERARD	3070	48MONOMY RD
13	00380	34	JULIAN ST - O -	1380	01	BROWER, WEBSTER P. 431115	0	4 COTTAGE CT.
13	00307	35	JULIAN ST - O -	2810	01	MUCCIOLO, ROSE ET AL 431269	19430	236 HARRIS RD.
13	00379	36	JULIAN ST - O -	3000	01	MILIARES HERBERT P. 431122	42	38 JULIAN ST.
13	00134	48	JULIAN ST N/A	6190		BOSTON NATURAL AREAS FUND	0	25 WEST ST
13	00282	53	JULIAN ST - O -	3751	01	ANDREWS, EDWARD 431220	19200	
13	00283	55	JULIAN ST - O -	4584	01	KALINOWSKI, MARY 431213	21130	16 WOOD LN
13	00367	6	JULIAN ST - O -	2250	01	BUCCINI, CONCEZIO (DECEASED) 431045	21370	558 E 5TH ST.
13	00129	66Y	JULIAN ST N/A	3475	01	FIRENZE, MARIE &	17460	2 ALBION ST

DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

WARD	PARCEL	ADDRESS		SQ. FT.	PREC	OWNER	TAXES DUE	OWNER ADDRESS
			BmL 8/12/88					
** Subtotal **								
				65236			163312	
** STREET LA GRANGE PL								
08	02794	2X	N/A LA GRANGE PL N/A	1830	07	MARGOLIS CALVIN	0	175 CLIFF RD
08	02795	4X	N/A LA GRANGE PL N/A	4340	07	MARGOLIS CALVIN	0	175 CLIFF RD.
** Subtotal **								
				6170			0	
** STREET LEWIS PLACE								
08	02864	3	LEWIS PLACE — O —	4291	05	MACDONALD, CATHERINE	6600	9 REVERE ST
~~08~~	~~02865~~	~~4~~	~~LEWIS PLACE~~	~~5320~~	~~05~~	~~CITY OF BOSTON~~	~~0~~	
** Subtotal **								
				9611			6600	
** STREET MILLER PK								
08	03122	LOT A	MILLER PK	1239		TURVILLE REALTY INC	3380	73 HUMBOLDT
08	03123	LOT C	MILLER PK	1232		TURVILLE REALTY INC	3380	73 HUMBOLDT
** Subtotal **								
				2471			6760	
** STREET MORELAND ST								
08	02907	112	MORELAND ST N/A	2444	07	WILSON, ALICE	0	64 BLUE HILL AVE
08	03079	138X	MORELAND ST N/A	2550	05	EVERETT, HENRY (DECEASED)	15310	
** Subtotal **								
				4994			15310	
** STREET NORTH AVE								
08	03159	14	NORTH AVE — O —	3800	05	PAULDING, JOSEPH & DIANE	13760	431 RIVER ST
08	03164	6X	NORTH AVE N/A	1368	05	MARTINEZ, JULIO ERNESTO	200	535 DUDLEY ST
** Subtotal **								
				5168			13960	
** STREET RAND PL								
13	00301	2	RAND PL N/A	3640	01	SULLIVAN, BARRY K.	1100	PO BOX 603
** Subtotal **								
				3640			1100	
** STREET ROBIN HOOD ST								
13	00202	21	ROBIN HOOD ST — O —	6849	02	PILET, SEYMOUR M.	31039	??
** Subtotal **								
				6849			31039	
** STREET ROLLINS CT								
08	03107	12	ROLLINS CT N/A	1766		KELLY WILLIAM	0	18 THIRD AVE
08	03110	6	ROLLINS CT N/A	1705		KELLY WILLIAM	0	18 THIRD AVE
08	03109	8	ROLLINS CT N/A	1600		KELLY WILLIAM	0	18 THIRD AVE
** Subtotal **								
				4851			0	

DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

BAL 8/12/88

WARD	PARCEL	ADDRESS	SQ. FT.	PREC	OWNER		TAXES DUE	OWNER ADDRESS
** STREET STAFFORD ST								
08	02959	10 STAFFORD ST	N/A 3900	07	EVERETT, ELLA		5850	682 BLUE HILL AV
08	02958	10 STAFFORD ST	N/A 3900	07	EVERETT ELLA		5460	682 BLUE HILL AV
08	02957	11 STAFFORD ST	N/A 1920	07	ACKERMAN, THOMAS		13200	21 CRESTWOOD PARK
08	02960	6R STAFFORD ST	- O - 3900	07	BRADY, NAPOLEON	175041	720	BOX 737 or 6 STAFFORD ST
08	02995	7 STAFFORD ST	N/A 1920	07	BULLOCK RICHARD SR. TRUST		0	2 GLENARM
08	02996	9 STAFFORD ST	N/A 1920	07	ACKERMAN, THOMAS		14230	21 CRESTWOOD PARK
** Subtotal **			17460				39460	
** STREET W COTTAGE ST								
13	00009	14 W COTTAGE ST	- O - 5000	02	MCGOWAN, ROOSEVELT	430569	3170	116 or 166 WOODROW AV
13	00039	32 W COTTAGE ST	- O - 1846	01	ROBERTS MICHAEL EDWAN	430737	31640	3 HERRICK DR.
13	00113	44X W COTTAGE ST	- O - 3845	01	WOODLEY, WILLIAM JR.	237324	20870	91 or 101 HAMMOND ST
13	00316	84 W COTTAGE ST	N/A 4290	01	TILIET, TERENCE		0	???
** Subtotal **			14984				55660	
** STREET WEST COTTAGE ST								
08	03176	15 WEST COTTAGE ST	- O - 2280	05	MYERS DONNIE	190896	11160	PO BOX 1612
08	03177	17 WEST COTTAGE ST	- O - 2280	05	MYERS DONNIE	190903	6270	PO BOX 1612
08	03178	19 WEST COTTAGE ST	N/A 2850	05	AROCHO, JOSE		0	25 WEST COTTAGE ST
08	03179	21 WEST COTTAGE ST	- O - 2850	05	AROCHO JOSE	404975	0	25 W COTTAGE
08	03180	23 WEST COTTAGE ST	- O - 2850		AROCHO JOSE	409982	0	25 W COTTAGE
08	03073	35 WEST COTTAGE ST	- O - 5531	05	EDWARDS, LESLIE	190924	0	67 WEST COTTAGE ST
** Subtotal **			18641				17430	
** STREET WINTHROP ST								
~~08~~	~~02916~~	~~145 WINTHROP ST~~	~~2950~~	~~07~~	~~CITY OF BOSTON~~		-0	
08	02881	146 WINTHROP ST	- O - 1476	05	HIGGINBOTTOM JOHN TRUST	176868	15100	44 LINDWOOD RD
08	02880	148 WINTHROP ST	- O - 1208	05	HUGGINBOTTOM JOHN TRUST	176861	14420	44 LINWOOD
08	02879	~~150~~ WINTHROP ST 43.67	1223	07	HIGGINBOTTOM JOHN TRUST	176854	15930	44 LINWOOD
08	02878	152 WINTHROP ST	- O - 1235	05	HIGGINBOTTOM JOHN TRUST	176847	14420	44 LINWOOD
08	02877	154 WINTHROP ST	- O - 1246	05	HIGGINBOTTOM, JOHN TRST	176840	14160	44 LINWOOD
08	02876	156 WINTHROP ST	- O - 1060	05	HIGGINBOTTOM JOHN TRUST	176833	29460	166 WINTHROP ST.
** Subtotal **			10398				103490	
** STREET WOODVILLE PK								
08	03049	12X WOODVILLE PK	- O - 1659	05	BATTLE, MURPHY & OLIVE	410346	1940	27 EVELYN ST
08	03053	4 WOODVILLE PK	N/A 2079	05	JENKINS TILLMAN		0	50 DENNIS ST
08	03052	6 WOODVILLE PK	- O - 1935	05	GRAY, WILLIAM	410367	0	52 DENNIS ST.
** Subtotal **			5673				1940	
** STREET WOODVILLE ST								
08	03011	22 WOODVILLE ST	- O - 7792	07	FORD, NEIL M.	174817	1200	14 GLENARM
08	02977	31 WOODVILLE ST	- O - 2510	07	COLON, DIONISIO	174754	15170	7A KENNEY ST
08	02978	33 WOODVILLE ST	- O - 2510	07	YURRITA JOSEPH	174761	5800	7A KENNEY STIF LA

DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

BHL 8/12/88

WARD	PARCEL	ADDRESS		SQ. FT.	PROP	OWNER		TAXES DUE	OWNER ADDRESS
08	02979	37	WOODVILLE ST	N/A 5593	07	YURRITA JOSEPH		0	7A KENNY ST
08	03007	[illegible]	WOODVILLE ST	2.62 AC 6605	07	ADAMS, HELEN	174789	740	5 DOGWOOD RD
08	02980	41	WOODVILLE ST	40.12 AC 473		JAFE ENTERPRISES	174768	15213	52 TROUT BROOK RD.
08	03029	7	WOODVILLE ST	N/A 3500		KENRICK HARRY		0	9 WOODVILLE ST
** Subtotal **				32953				38123	
** STREET WOODVILLE TERR									
08	03033	6X	WOODVILLE TERR	N/A 3329	05	BOTHWELL, PAUL C		0	6 WOODVILLE TERR
** Subtotal **				3329				0	
** STREET WOODWARD PARK									
13	00200	2	WOODWARD PARK	N/A 2250	02	CORCORAN, THERESA M.	410374	0	12 HAMMOND CT.
13	00159	27	WOODWARD PARK	N/A 1874	02	GRIFFITH, MAUREEN & COSWYN		8243	62 BYRON RD.
13	00199	6	WOODWARD PARK	N/A 2250	02	CORCORAN THERESA M.		0	12 HAMMOND CT.
** Subtotal **				6374				8243	
*** Total ***				579629				1394044	

Pending Abatement Requests

DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

WARD	PARCEL	ADDRESS		SQ. FT.	PREC	OWNER	TAXES DUE	OWNER ADDRESS
** STREET STAFFORD ST								
08	02959	10	STAFFORD ST	3900	07	EVERETT, ELLA Bolling ?	5850	682 BLUE HILL AV
08	02958	10	STAFFORD ST	3900	07	EVERETT ELLA Bolling ?	5460	682 BLUE HILL AV
08	02997	11	STAFFORD ST	1920	07	ACKERMAN, THOMAS	13200	21 CRESTWOOD PARK
08	02960	6R	STAFFORD ST	3900	07	BRADY, NAPOLEON	720	BOX 737 or 6 STAFFORD ST
08	02995	7	STAFFORD ST	1920	07	BULLOCK RICHARD SR. TRUST	0	2 GLENARM
08	02996	9	STAFFORD ST	1920	07	ACKERMAN, THOMAS	14230	21 CRESTWOOD PARK
** Subtotal **				17460			39460	
** STREET W COTTAGE ST								
13	00009	14	W COTTAGE ST	5000	02	MCGOWAN, ROOSEVELT	3170	116 or 166 WOODROW AV
13	00089	32	W COTTAGE ST	1846	01	ROBERTS MICHAEL EDMAN	31640	3 HERRICK DR.
13	00113	44X	W COTTAGE ST	3848	01	WOODLEY, WILLIAM JR.	20870	91 or 101 HAMMOND ST
13	00316	84	W COTTAGE ST	4290	01	TILIET, TERENCE	0	???
** Subtotal **				14984			55680	
** STREET WEST COTTAGE ST								
08	03176	15	WEST COTTAGE ST	2280	05	MYERS DONNIE	11160	PO BOX 1612
08	03177	17	WEST COTTAGE ST	2280	05	MYERS DONNIE	6270	PO BOX 1612
08	03178	19	WEST COTTAGE ST	2850	05	AROCHO, JOSE	0	25 WEST COTTAGE ST
08	03179	21	WEST COTTAGE ST	2850	05	AROCHO JOSE	0	25 W COTTAGE
08	03180	23	WEST COTTAGE ST	2850		AROCHO JOSE	0	25 W COTTAGE
08	03073	35	WEST COTTAGE ST	5531	05	EDWARDS, LESLIE	0	47 WEST COTTAGE ST
** Subtotal **				18641			17430	
** STREET WINTHROP ST								
08	02918	145	WINTHROP ST	2950	07	CITY OF BOSTON	0	
08	02881	146	WINTHROP ST	1476	05	HIGGINBOTTOM JOHN TRUST	15100	44 LINDWOOD RD
08	02880	148	WINTHROP ST	1208	05	HUGGINBOTTOM JOHN TRUST	14420	44 LINWOOD
08	02879	150	WINTHROP ST	1223	07	HIGGINBOTTOM JOHN TRUST	15930	44 LINWOOD
08	02878	152	WINTHROP ST	1235	05	HIGGINBOTTOM JOHN TRUST	14420	44 LINWOOD
08	02877	154	WINTHROP ST	1246	05	HIGGINBOTTOM, JOHN TRST	16160	44 LINWOOD
08	02876	156	WINTHROP ST	1060	05	HIGGINBOTTOM JOHN TRUST	29460	146 WINTHROP ST.
** Subtotal **				10398			103490	
** STREET WOODVILLE PK								
08	03049	12X	WOODVILLE PK	1659	05	BATTLE, MURPHY & OLIVE	1940	27 EVELYN ST
08	03053	4	WOODVILLE PK	2079	05	JENKINS TILLMAN	0	50 DENNIS ST
08	03052	6	WOODVILLE PK	1935	05	GRAY, WILLIAM	0	52 DENNIS ST.
** Subtotal **				5673			1940	
** STREET WOODVILLE ST								
08	03011	22	WOODVILLE ST	7790	07	FORD, NEIL M.	1200	14 GLENARM

Pending Abatement Requests

9/87
9/87

9/87 (assigned to staff)

EXECUTIVE SUMMARY

THE DUDLEY STREET NEIGHBORHOOD INITIATIVE REVITALIZATION PLAN: A COMPREHENSIVE COMMUNITY CONTROLLED STRATEGY

SEPTEMBER 1987

PREPARED BY: DAC INTERNATIONAL, INC.
STEPHEN B. PLUMER - PROJECT DIRECTOR
DAVID NESBITT - TECHNICAL DIRECTOR

DSNI
STREET NEIGHBORHOOD INITIATIVE

385 Dudley Street
Roxbury, MA 02119
(617) 442-9670

September 30, 1987

Dear Friend:

On behalf of the Board of Directors of the Dudley Street Neighborhood Initiative, I am pleased to present the Dudley Street Neighborhood Initiative Revitalization Plan: A Comprehensive Community Controlled Strategy. The DSNI Board and staff along with the Dudley Street community have worked many months with our consultants, DAC International. We have arrived at a strategy which aims at revitalizing the community to the benefit of current residents, while fighting speculative pressures that cause displacement. The Dudley Street neighborhood is filled with vacant lots, abandoned cars, abandoned housing and trash. Yet it is also filled with individuals and families struggling to make a better community. This plan is our first step towards realizing our vision of that community.

We would like to thank DAC International for their hard work and especially for their dedication to a truly participatory planning process. We are proud to be releasing this plan, prepared by DAC, as the blue print for our neighborhood's revitalization.

The plan would not have been possible without the support of many people and organizations to whom we are grateful.

Several Foundations provided operating support for DSNI during the past year. They are: State Street Bank, Bank of Boston, Polaroid Foundation, Shawmut Bank, Clippership Foundation and Boston Foundation.

The Hyams Foundation provided the funding for the Human Services portion of the plan.

We owe a special debt of gratitude to the Riley Foundation for its willingness to support DSNI from the beginning and its continuing financial support for both our operations and the plan itself.

The New England Life Insurance Company donated the printing of this document.

William Slotnik from the Community Training and Assistance Center provided helpful input into the RFP and helped to facilitate some of the Board's decision-making on the plan's implementation.

Tunney Lee, Director of MIT's Department of Urban Studies and Planning gave many hours of his time to assist the Board's selection committee in the choice of consultants.

Robert Stearns, from the Bank of Boston, hosted a valuable discussion of financial experts to target strategies for financing the plan.

Nelson Merced, both as Director of Alianza Hispana and as Deputy Director at PFD, was a driving force behind the early stages of the planning process.

Members of the Roxbury Neighborhood Council offered on-going support and review throughout the planning process.

Several City employees provided information that helped us in our planning efforts. In particular, staff at the Planning Office of the Public Facilities Department and at the Mayor's Office of Neighborhood Services provided valuable support.

We also are grateful to the original members of the DSNI Board of Directors, who helped to shepherd the organization to a point where this plan could become a reality. We particularly acknowledge the hard work and dedication of Lloyd Harding, Sharon Riley, Tubal Padilla, Larry Scandone, Earl Coleman, Gail Latimore, Esteban Soto Jr., Manuel D. Goncalves, Betty Brickley, Miguel Antonio Brandao, Ulisses Goncalves, and Fadilah Muhammad.

Finally, and most importantly, we want to thank the hundreds of residents of the Dudley Street Neighborhood who gave many, many hours of their time and energy to make this plan a reality. We thank all those residents who came to the first meetings over 3 years ago to demand that residents play a significant role in the leadership of this organization. And we applaud those of our neighbors who have continued to be involved in the process. All of us should take great pride in the completion of this plan.

We know that the work has only begun. We intend to see the words on these pages turned into reality in the coming years. And we ask for your help and support in making that happen.

Thank you.

Sincerely,

Che Madyun

Che Madyun
President

BOARD OF DIRECTORS

Anna Brassard

Maria Fidalgo

Alice Gomes

Julio Henriquez

Linda Jackson

Della Jones

Cynthia Lopes-Jefferson

Che Madyun,

Lavinia Miller

Alicia Ortiz

Crisolita Pontes

Wilson Rivera

Davey's Market,(Jorge Fidalgo)

Ideal Sub Shop,(Augusto C. Teixeira)

La Alianza Hispana, (Luis Prado)

Cape Verdean House, (Valerie Gregory)

Denison House, (Shirley Lewis)

Orchard Park Tenants Task Force, (Linda Joyce)

W.A.I.T.T. House, (Sr. Pauline O'Leary)

St. Patricks Church, (Fr. Walter Waldron)

Twelfth Baptist Church

Lena Park Community Development Corporation, (Milton Benjamin)

Nuestra Comunidad Development Corporation, (Melvyn Colon)

Dorchester Bay Economic Development Corporation, (Robert Haas)

Roxbury Multi Service Center, (Shirley Carrington/Paul Yelder)

DAC INTERNATIONAL, INC.

Please Reply To

September 22, 1987

Washington, DC

Ms. Che Madyun- President
Dudley Street Neighborhood Initiative
385 Dudley Street
Roxbury, MA 02119

Dear Ms. Madyun:

We are pleased to submit the camera ready copy of The Dudley Street Neighborhood Initiative Revitalization Plan: A Comprehensive Community Controlled Strategy. We appreciate the time, effort and substantive contributions made by DSNI members, Board and other residents of the neighborhood.

The entire process could not have taken place without the dedicated and skilled work of the DSNI staff: Peter Medoff; Marvin Martin; Andrea Nagel and Marilyn Sanchez and Adalberto Teixeira.

A special thanks goes to our Project Coordinator, Carla Alonso-Velez who kept us all intact. Alec Gershberg's work as a researcher was invaluable. The research work of Sheldon Fischer, Jonathan Stevens and Alberto Villar also made a significant contribution to the project. The substantive work of John Houston and Carole Smith added immeasurably to the staff team.

Rebecca Black, and the planning staff of the Public Facilities Department provided invaluable assistance throughout the planning process. Alex Ganz of the Boston Redevelopment Authority provided access to a wealth of information for which we are most appreciative.

Dedicated staff of Stull and Lee contributed to the sucess of the community design meetings assisted by Emily Fiere, William Gordon, Raghba Jabir, and Ouslow Urhiafe.

We share your confidence that the implementation of the strategies will result in a major transition of the neighborhood under the control of its residents.

Sincerely,

Stephen B. Plumer
Project Director

David Nesbitt
Technical Director

1400 "Eye" Street, N.W. • Suite 710 • Washington, D.C. 20005 • (202) 898-1070
70 Warren Street • Suite 9 • Boston, MA 02119 • (617) 442-8036
Telex: 897126 DAC INTL USA

EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

1.0 INTRODUCTION

1.1 Background of the Dudley Street Neighborhood Initiative (DSNI)

The Dudley Street Neighborhood Initiative (DSNI) is a multi-racial membership organization whose aim is one of community controlled revitalization of a neighborhood which is at once one of Boston's most depressed areas, as well as one of the most sought after by speculators and developers.

1.1.1 The Dudley Street Neighborhood

The Dudley Street neighborhood lies less than two miles southwest of downtown Boston in Roxbury. Its diverse population of approximately 14,000 includes a large number of Black, Hispanic, Cape Verdean and White residents. The median income of the neighborhood is half that of the Boston city-wide, and approximately 40% the of residents live below the poverty level.

The neighborhood is approximately 1.5 square miles in area. Currently, over 1,300 parcels of vacant land exist in the community, one-third of those are owned by the City of Boston. The majority of the neighborhood is zoned residential, although within its borders are two commercial strips and a large industrial zone. The neighborhood is adjacent to a major transportation node (Dudley Station), though the elevated service to the station was discontinued May 1987.

1.1.2 Development Pressures

For over two decades, the Dudley Street neighborhood has suffered from the effects of disinvestment and neglect by the greater Boston community. Recently, the neighborhood has been undergoing rapid transition and intense property speculation, with real prospects of large-scale displacement of current residents. While this is occurring, local residents have been suffering from a shortage of affordable housing and a dwindling number of employment opportunities. Local businesses and support agencies are similarly affected by the lack of suitable commercial/office space and the pressures posed by a high local unemployment rate.

1.1.3 Organization of the DSNI

The intense speculation and development pressures also stimulated a major community organizing effort in the entire area. The organizing reflected resident fears that the large-scale development plans would result in massive displacement of current residents.

The Dudley Street Neighborhood Initiative grew out of a series of meetings by local non-profit agencies determined to turn things around in the neighborhood for the benefit of those who live there.

DSNI has three primary objectives:

- o Organize neighborhood residents and organizations to be an effective force in advocating for the neighborhood;
- o Assist the community in gaining control over the parcels of vacant land in the neighborhood; and
- o Create a comprehensive neighborhood development plan to benefit local residents and avoid displacement.

2.0 The Planning Process

Unlike more traditional planning efforts, the Dudley Street Neighborhood Initiative (DSNI) process has been stimulated by community based activity, and nurtured for almost four years. Thus, when DAC International arrived on the scene, there already existed a community dynamic, which as part of our data analysis we have attempted to incorporate into the process.

The agreement with DSNI provided for the development of a comprehensive plan to include four components: Planning, Housing, Economic Development, and Social Services. These elements were to overlap in a final vision of neighborhood development.

The recommendations were to specify how the City and the private sector should address development in the neighborhood. The recommendations reflect a strategy to meet the needs and priorities identified by the Dudley Street neighborhood.

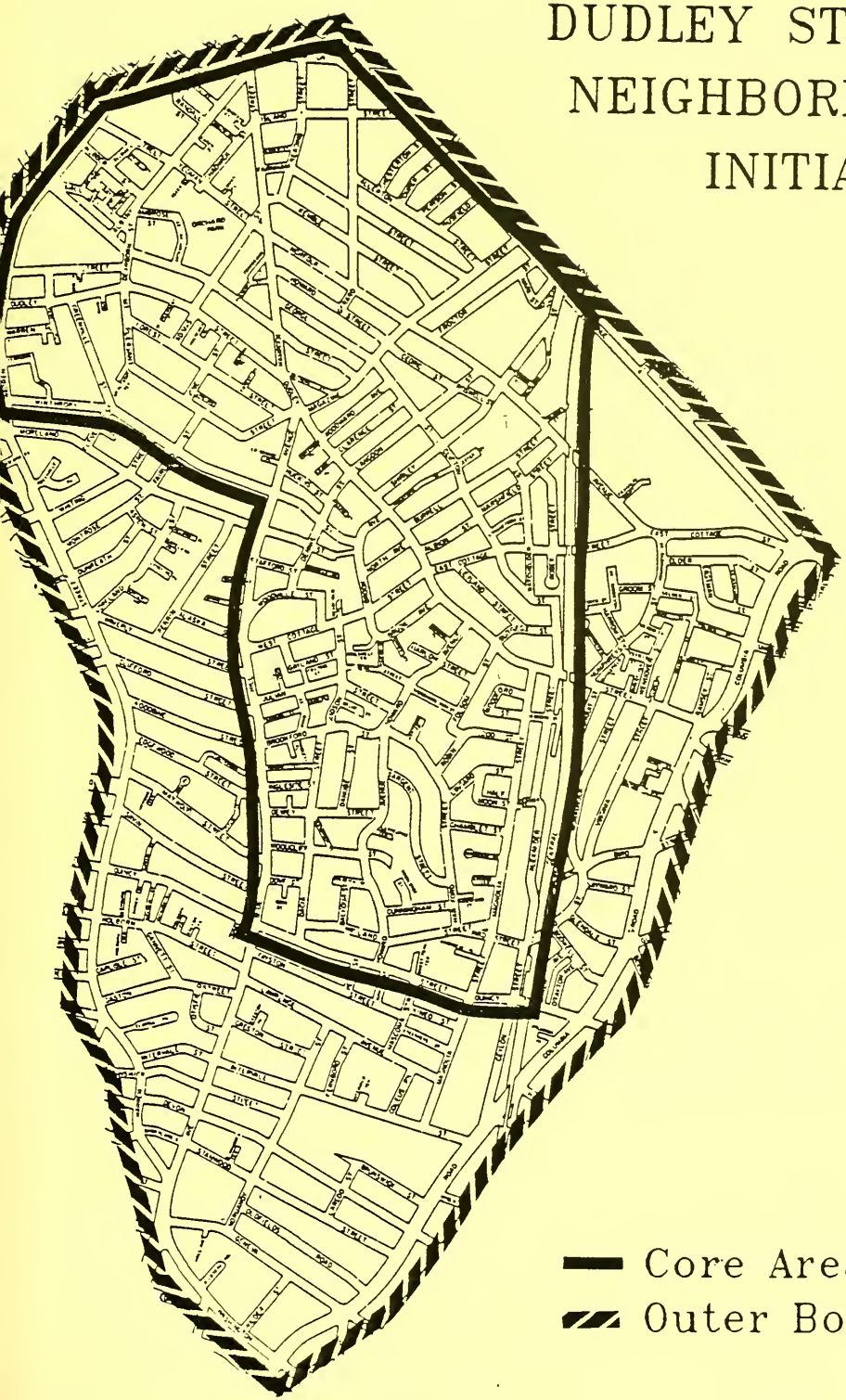
The planning process has utilized a variety of resources in the community to confirm initial assumptions and reactions to Dudley's development issues. Of particular importance was the articulation of goals and objectives of the DSNI Board, later substantiated by the various citizen sub-planning committees. The sub-planning committee process as well as a series of larger community meetings have involved, at various times, over 200 residents and countless organizations.

3.0 Physical Description/Geography

The DSNI Target area is divided into a core area and a secondary area. The DSNI Core area is the focal point of our work. The boundaries of the entire DSNI target area are shown on the following page. **(See Map 1 - DSNI Target Area)**

The Core area contains approximately 22.09 million square feet of land, including streets, etc. This represents 507.27 acres of ground, with 107.42 acres being vacant and/or abandoned buildings. This figure represents 21.1% of the Core area. The physical impact of this fact in a city such as Boston, can not be ignored. The development strategy for Dudley clearly must use this as a basis for new development for the community.

DUDLEY STREET NEIGHBORHOOD INITIATIVE



Core Area

Outer Boundary

The ownership pattern of over 1,300 vacant parcels, reflects the City of Boston, BRA, State of Massachusetts, and HUD, owning over a third of these properties, with an additional one third of these parcels in tax arrearage.[1]

The area's orientation has been shaped both by the existing street grid system as well as the public transportation system. Major arterials (Dudley, Warren, Blue Hill) have provided public transportation connection to the Dudley Station. In terms of development, the movement of people through the community has tended to be of a north/south orientation. Further, the Midlands Railroad Line serves as a major physical barrier for the community.

The configuration of east/west streets, with the exception of Quincy, does not encourage or facilitate ease of movement in either direction. Commercial nodes and neighborhood activity have tended to produce peripheral activity centers, on the outside of the Dudley Core area. **(Map 2 - Geographical Context - Regional Neighborhood Centers)**

The Development Zones were reviewed in terms of existing conditions and their potential for generating development activity. In those cases where DAC was aware of existing plans or projects, these were noted as part of our analysis. The ultimate strategy recommendations must consider the area as a whole, so that component development projects and activity create additional synergy for the DSNI target area. **(Map 3 - Existing Conditions - Sub-Area Analysis)**

Clearly, any strategy for a neighborhood of this size must consider the feasibility of phased development, which must be sensitive to existing land uses, pedestrian and vehicular circulation, parking, open space, community recreation, and potential impact of displacement. Further, development must provide a variety of house types and prices to provide a range of opportunities for existing residents.

4.0 Demographic Profile

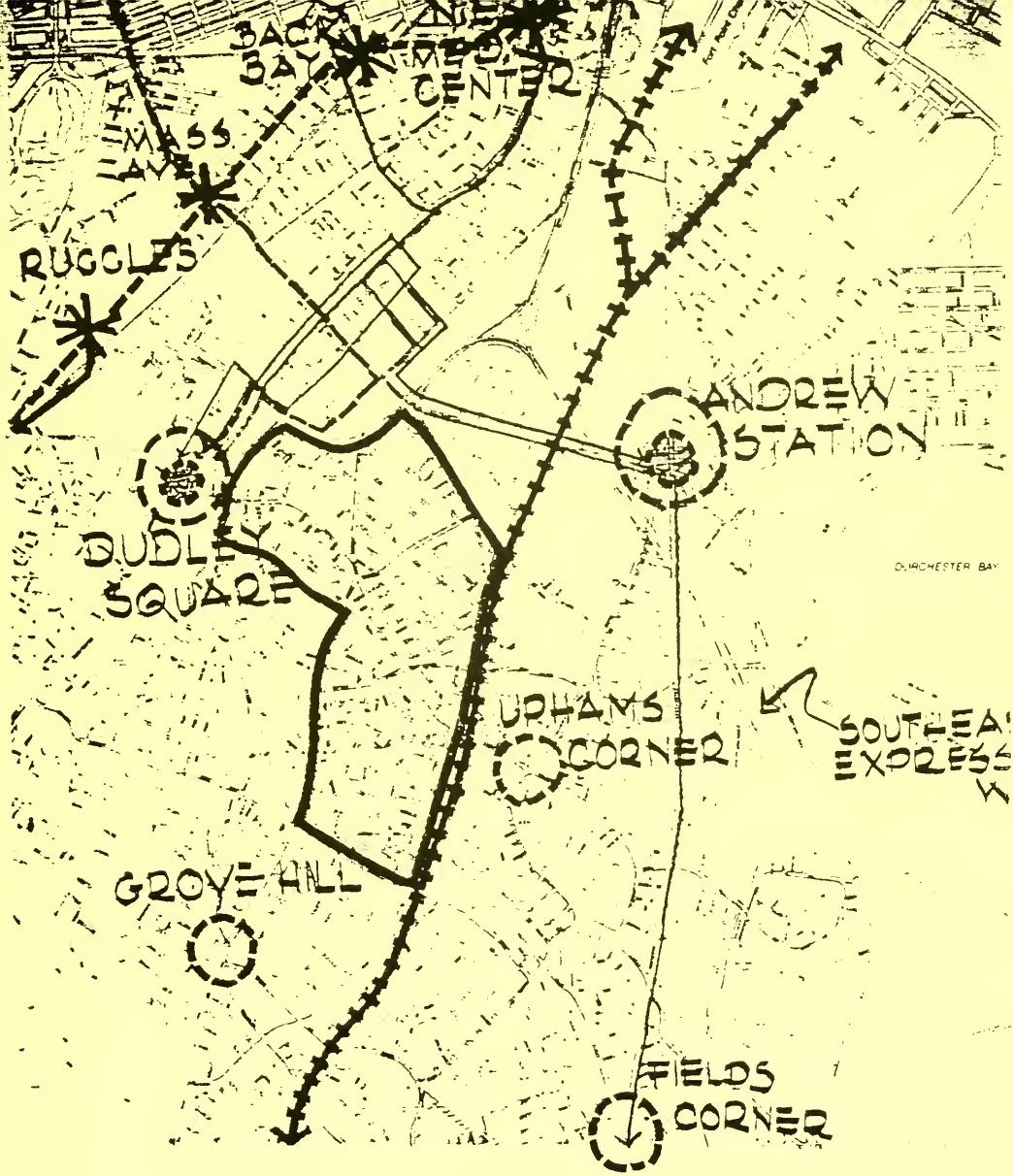
The demographic data has been verified through interviews and involvement of community residents in extensive meetings for a three month period. In addition, Human Service agencies and City departments provided insight and updates to census material available on the Dudley Street Neighborhood.

Current estimates of 1987 population varies subject to source. For the purposes of our study we have used an adjusted population figure of 14, 500 persons.

The racial characteristics of the Dudley Core area in 1980 may be characterized as follows:

---

[1]Source: Dudley Street Initiative, Vacant Parcel Summary, PFD, 1987.

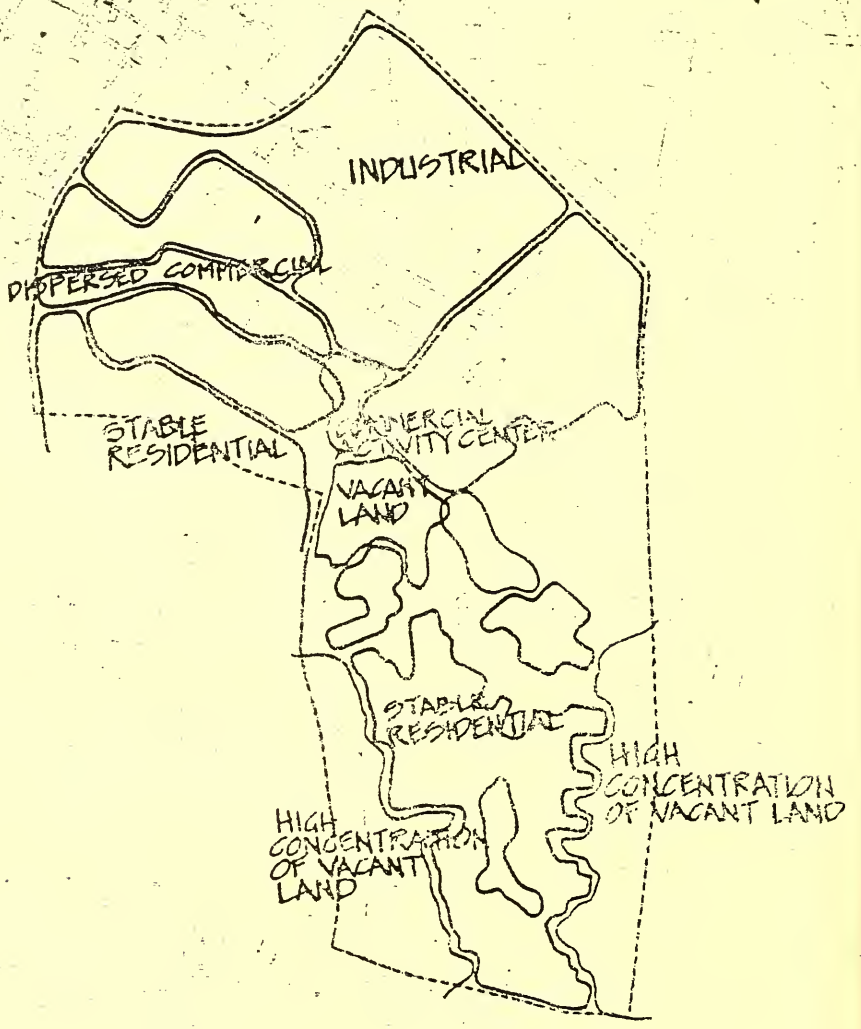


REGIONAL NEIGHBORHOOD CENTERS

DUDLEY STREET NEIGHBORHOOD INITIATI

NEIGHBORHOOD CONCEPT PLAN

DAC INTERNATIONAL INC
PLANNERS



SUBAREA ANALYSIS

DUDLEY STREET NEIGHBORHOOD INITIA
NEIGHBORHOOD CONCEPT PLAN

DAC INTERNATIONAL INC.
PLANNERS

Table A
Racial Characteristics
Dudley Area

Black	57.9%
Hispanic	26.7*
White	14.4
Other	.3
Total	99.3

* It would appear since 1980 that the Hispanic and Cape Verdean community is the fastest growing segment of the DSNI area. Cape Verdeans comprise 15-20% of the Dudley Community and are incorporated in the Black and Hispanic Census Count.

Source: U.S. Census/1980, DAC International, 1987.

Any discussion of Area demographics must include Family Income characteristics. These figures are used to calculate affordability, buying power, and form a basis for developing a potential house price profile. The family income adjusted for 1987 dollars is 13,454.

5.0 Development Concept

Based on DAC's analysis of demographic data, and as a result of the series of meetings held with the community the following sections outline a comprehensive strategy for Dudley. The strategy is "driven" by several key assumptions. These are:

- In order to meet the varied expectations of the community, and provide ample opportunity for the integration of economic development, social services, housing, and planning activities, a new Dudley focus should be created.

- The new Dudley center should allow incorporation of existing housing stock, retail, and other activities to be included in a new construction/rehab approach. The existence of a substantial amount of vacant and under utilized land should be the basis of the plan. The strategy should reflect a wide range of land uses, consistent with the existing mix and density of the Core area.

- Opportunities and the expansion of choices for existing residents should reflect the quality of life concerns expressed by residents for their community.

- Any new development should reflect the current profile of the Dudley community and strive to be affordable to the range of current residents in the community.

- A development opportunity in Dudley should provide means of creating and capturing new values for community purposes. In

addition, development activities should reflect greater options for the entire community for shopping, housing, and community support services.

- Any overall strategy for Dudley must address the potential displacement of current residents. Integral to the development strategy must be a commensurate effort to retain affordability.

- Capacity Building for existing Comunity Development Corporations, human service agencies and local businesses should be integral to the development strategy.

In light of these assumptions, two principles were essential in DAC's development of realistic real estate alternatives. These were:

- **Critical Mass** -- The process of aggregating sufficient square footage of new and/or rehabilitated space to affect the existing market or create a market of its own.

- **Tandem Strategy** -- The simultaneous development of new construction and rehab activity in a coordinated manner.

Both principles would require an overall management and coordinative mechanism in support of the development concept.

To further enhance the development of a new center we recommend creating a plaza or commons area as a public/community activity center. This theme area could represent a "Village Commons" with appropriate massing of building and uses to create an urbane place. Given the current availability of vacant land, we recommend this development be focused in Development Zone 5 and 7, using Blue Hill Avenue or Dudley Street as the entrance to the Plaza or Commons area.

The center should become an activity center, with its design reflecting the movement of people, goods and services. The center should be a place for meeting, strolling, sitting, watching and living.

The center should be distinctive in its form and different enough from other places in Roxbury and Boston to project a unique image of itself and the Dudley area.

The development strategy should reflect a number of community-wide goals. These may be expressed as follows:

- The village concept should foster human growth, where people have choice and opportunity, as well as being sensitive to the issues of speculation and displacement.

- Dudley should be a complete and balanced community, with its ethnicity being an opportunity to create a full range of amenities, and result in the creation of a varied and vital place.

- The determinant form and character of the village concept should be concern for maintenance of secured open space and the relationship of new development to the built environment.

- The village concept must meet the basic criteria of good design: be attractive, safe and provide a convenient physical layout.

- The village concept must be economically viable and provide a better life for residents and business.

- The village concept should be urban in scale and character, with creative use of vacant land to mix higher densities with lower intensity. The end result could be the creation of a "special urban" place.

- The village concept should be designed and developed in a manner that reinforces development in other areas of the community. To that end, land should be set aside for future use consistent with adjacent development parcels, and proposed zoning for the area.

The village provides an opportunity, at a significant scale, to address a number of community concerns in a comprehensive manner.

Finally, the village concept provides an opportunity for developing a coordinated Design, Development, Landscaping, Signage, and Lighting criteria, which seeks to integrate the physical and social characteristics of Dudley into a consistent theme.

5.1 Development Program

The Land use program reflects several housing uses, consolidation of existing retail and the addition of new retail in support of existing retail, a community facility, and service related office space.

The majority of the new housing program aims at those households whose incomes range from $10,000 to 50,000 dollars per year, which represents 47.2% or 1,218 of the current households in the Dudley Core area.

The program does reflect the utilization of a fund for the acquisition and rehabilitation of selected rental properties for use as temporary housing for families in transition and ultimately for potential permanent residents, as well as a portion of the new construction units to be used as a turnkey project for lower income families (100 units).

The program contains a variety of house prices and house types. However, without major rental subsidies the program cannot reach a substantial portion of the balance of the community.

Given the issue of critical mass DAC recommends between 800 and 1,000 units of new construction and a rehabilitation program of 1,080 units. The residential program impact on Dudley may be further detailed by considering the impact of 2,000 units in a community of 4,614 d.u.'s. 1,000 new units represents 21.6 percent of the existing stock and with 1080 rehabbed units added, represents

35.6% of the new gross housing stock. (5.614 units). Thus, the program could provide opportunity for movement into units vacated, sold and/or rehabilitated.

The program is envisioned to be implemented over a five year period. Given the current income profile and the repeated priority of housing as a community issue, the development program provides a means of creating a new distinctive Dudley community.

We would strongly recommend creating on or near the main activity site a major recreational amenity. If Blue Hill or Dudley is selected, there may be an opportunity to include existing recreation space, in a different layout, to be related to the development.

Businesses and offices should front on the Commons area, with space programmed for a transportation kiosk. The space should be linked to other areas of the community by pedestrian walkways. This space should be well lit and patrolled by the management of the center.

The center should be developed by several developers. However, we are recommending the process of design, landscaping, lighting, signage, and development criteria be managed by a created development management capability. The management development entity would negotiate land sales and development pace and phasing as if it were a subdivision process.

5.2 Residential Program

The residential program for Dudley reflects a profile of 1,000 new dwelling units of which the 7.8 acre opportunity site would be used for elderly and larger units (3+ bedrooms).

The following is the total residential program projected for Dudley by unit type.

Type	Units	Acreage
Quadraplex - 2's & 3's	80	3.4
1's & 2's	46	4.7
Garrets		
Mid-rise Structures (2)	300	8.6
30 Studios		
60 1's		
120 2's w/den		
45 2's		
45 2's w/den		

Type	Units	Acreage
Town Homes 80 2's w/den 200 3's	280	18.5
Opportunity Site	294±	7.8
New Construction	1,000	
Rehabilitation	1,000	
Transition/Rental	80	
Total Program	2,080	

A critical assumption of the program is the use of current vacant land and/or abandoned buildings. To that end, the acreage figure has been generated based on a lot coverage of 60% and the utilization of 60% (64.45 acs.) of the vacant land and/or abandoned buildings. Parking was assumed to be on-site and is included in the gross acreage figure.

The current tenancy profile of Dudley is 27% of the residents are homeowners and 73% of the households are renters. Based on the housing objectives expressed by a wide range of sources, the program reflects a homeowner alternative. The program does envision the acquisition of 80 rental units to be used as transition housing and 100 units for permanent rental properties.

The residential program also reflects 1,080 dwelling units being rehabilitated. This effort should be done simultaneously and should reflect a coordinated approach in those areas adjacent to proposed new development sites and in those areas of Dudley where existing neighborhood conditions must be reinforced by a selected rehab strategy.

5.3 Retail Center

The center is envisioned to be a convenience retail center, not a regional retail attraction. To that end proposed uses reflect smaller tenant uses, who if aggregated together would enhance their ability to capture a greater share of the existing market.

Based on current adjusted income levels for Dudley there appears to be a potential gross market of over $20 million dollars. Local retail centers and markets usually capture 60% of these dollars, subject to price, mix, and presentation.

If a conservative approach is taken and an assumption of a 50% capture of available disposable dollars, then there is a market potential of over $10 million dollars. At a yearly sales per square foot performance level there is a need for 69,496 square feet of space. Note that the current inventory of store group categories of Eating/Drinking, Furniture/Fixtures & Appliances, Drugstore, Food/Grocery and Clothing/Apparel totals 102,081 square feet of space. However, some of this space is regionally oriented and some is of an uneven quality. Therefore, a goal of consolidation and new space of 50,000 square feet, in a new presentation, appears doable.

The retail portion of the village is assumed to be built off of the Commons area, with an orientation to one of the major streets in the community. Space would be provided for servicing the tenants, with consideration given to the

creation of a small auto-service area as a separate free standing facility of similar design. Food and food related services should be an integral part of the Commons area.

5.4 Affordability

The computation of affordability is directly related to calculating the amount of subsidy needed to bring the proposed units into the market place.

The subsidy computation may be done in two ways. They are:

1. By grant or deferred loan providing a direct reduction of the house price; and

2. By reducing the cost of money (interest) to a level affordable by the proposed homeowner.

If we simply apply the percentages of households within each income category as a starting point, we derive the following distribution of new units.

Table B
Distributionof Units by Income

Income	# Units
$10,000-15,000	400
15,000-20,000	225
20,000-25,000	122
25,000-35,000	139
35,000-50,000	78
50,000+	36
Total	1,000

Source: DAC International, 1987

The gross subsidy cost may then be summarized as follows:

Table C
Subsidy Analysis

Units	Income	Subsidy	Gross
400	10,000 - 15,000	$42,095	$16,838,000
225	15,000 - 20,000	32,774	7,374,150
122	20,000 - 25,000	14,132	1,724,104
78	25,000 - 35,000	4,811	375,258
		Total	$26,311,512

Source: DAC International, 1987

Note that the calculation in Table C represents a worst case scenario. However, the gross amount provides an approximation of the subsidy cost of achieving a new construction ownership profile given the current Dudley neighborhood characteristics.

5.5 Development Cost

The strategy for development reflects a phased level of construction and rehabilitation activity. Table D reflects this assumption and includes the addition of an inflation factor of 5% per year.

Table D
Development Program Phasing Assumptions
(000's omitted)*

PROJECT YEAR	1	2	3	4	5
Quads	$ 4,398.5	$2,932.4			
Garrets		2,314.6			
Mid-Rises			15,844.2	10,562.9	
Town Homes				20,222.8	13,841.9
Opportunity Site	4,077.2				
Retail/Office/		4,264.0	2,842.7		
Housing Rehab	3,450	3,622.5	3,803.6	3,993.7	4,193.3
Rental/Transition	2,080	1,638	1,333.8		
Subsidy Need	5,000	3,571.9	1,594.6	7,973.1	8,171.9
DSNI Admin/Training	135	141.2	122.0	128.1	134.5

*Inflation @ 5% per year after Year 1.

Source: DAC International, 1987

Table E
Development Program
Cost Summary

PROGRAM ELEMENT	PROJECT COST
Quads	$ 7,330,900
Garrets	2,314,600
Mid-Rises	26,407,100
Town Homes	33,704,700
Opportunity Site	4,077,216
Retail/Office	7,106,700
Housing Rehabilitation	19,013,100
Rental/Transition	5,051,800
Subsidy Need	26,311,500
First Option Fund @ 3%	2,876,600
Admin/Training (DSNI)	660,800
TOTAL	$134,855,016

5.6 Strategy One: Development

To carry out the major recommendations described in this report, there must be an instrument that can mobilize the public and private resources available for a full-scale development effort. This instrument should be able to design and implement partnerships between government, the private sector, and the community. The entity should be charged with the responsibility of bringing the essential parties to the table to implement a development strategy. It should be controlled by a policy group (Board, Steering Committee, etc.) composed of neighborhood residents. The work program can be described as follows:

- Establish priorities in the development program of the DSNI neighborhood;
- Seek out and pursue new development opportunities, obtain commitments from major equity investors, developers, tenants for the retail and office space, and manage sales for the residential program;
- Package development projects and review and work with selected developers for the Dudley area;
- Carry on continuous and aggressive promotion and marketing program for development projects in the Dudley area;
- Provide continuous assistance to all private for profit and non-profit participants in the development program;
- Provide the review of the selection process of developers and investors to assure the highest standards in design, construction, marketing, management and other business procedures.
- Develop and maintain, over the first two years, an internal training mechanism for DSNI board members, as well as providing administrative support to the resident planning committees.
- Negotiate the land acquisition price, terms and conditions of the financing to be provided, the ownership profile objectives and the parameters of the project.

The entity should have the authority to:

- Buy, rent and/or sell property;
- Borrow or lend money;
- Plan, finance, market, and manage new construction and rehabilitation projects in the Dudley area.

The entity should function as a convenor, expediter and catalyst to make certain that necessary steps in creating a first-class mixed use development will be carried out. It must be prepared, however, to act as the actual developer and initiator of projects if no other alternative is available.

As an example the entity would monitor and review standards established by the Development, Design, Landscaping, Lighting, and Signage criteria. Further, the entity would review proposals submitted for development by local CDC's, developers, and others having an interest in developing sub-components of the overal project.

In some instances the entity would encourage joint ventures or other mechanisms to achieve the projects' objectives.

The current DSNI structure could be the management entity if a resident policy group e.g. a project review board held the decision making authority. Current staff capacity would need to be expanded through new hiring or through the use of consultants. DSNI may also wish to consider the creation of (a) subsidiary corporation(s) to implement the development program.

Whichever approach is selected the entity must assume the responsibility of "quality control" for each element of the development program. Among the various functions which should have specific attention are the following:

- Property management/Security - the village concept would allow a sharing of costs through the various homeowners associations, a village association, and a merchants association. Per agreement or contract the property management/security function with adjacent neighborhood associations and/or interest groups to extend the "coverage" of the community. Further, this entity may work directly with the Boston Police Department to supplement existing coverage of the Core area.

- Development Standards - the IPOD lays out a substantial planning review process, which is reflected in the standards of the proposed village concept. It is envisioned there will be a substantial level of development activity and, thus, the coordinating function with a variety of agencies and entities is vital to the interest and ultimate success of this project.

- Mortgage Finance - The need for a negotiated underwriting criteria and mortgage application process is vital to ensure that community residents recieve full support and attention, in seeking housing ownership opportunities. This function could be incorporated into the focus of DSNI and is a natural extension of current community organizing efforts. The need is also for pre-qualification of potential buyers of the proposed units. This function could be handled by selected staff and could assist in the negotiated application process.

- Relocation and Displacement - The village concept has focused on vacant property, however, the need for counseling and assistance should be planned for as part of the management entity's staff profile. With DSNI's current language capacity this could be an important part of providing a full range of services for the Dudley community. The entity should also provide assistance in support of rehabilitation activities, such as maintaining temporary shelter during rehabilitation efforts and for other emergency uses.

The decisions to be made by the DSNI board as to direction and management are critical in providing continuity for the planning process. The transition from land planning to acquisition and development is essential in delivering a viable product.

The issue of resident control as to who get what units, where these units are to be located, and how they are to be integrated into the fabric of the existing community are crucial to the successful completion of this development project.

To that end a training component has been budgeted for as part of the overall development cost. Further, it is strongly recommended that as part of the sub-committee process non-voting or ex-oficio members be recruited in those areas of real estate finance and development, where board members may not be as confident of their own expertise.

During the interim, a concerted effort must be generated to slow the increase of speculation and to provide a coalition negotiating team to work through the vacant land and tax arrear property with the City.

5.7 Strategy Two: Financing

If the project moves forward, then the creative thought process must start to create alternatives for financing the concept. The following are steps which should be pursued over the next year:

- Begin negotiations with pre-identified sources of socially responsible investors, e.g. pension funds and insurance entities.
- Prepare and make presentations of the process and need to selected foundations to obtain pre-commitments of support subject to obtaining the City's and lender support.
- Begin discussions with the City to obtain a designated developer status for property currently owned by the public sector, using the initial capitalization provided by the pre-identified funding sources as an instrument in closing an agreement.
- Prepare and initiate a series of meetings with the State and potential participating lenders in Boston to seek pre-commitments of support for a coalition mortgage pool.
- Initiate discussions with active mortgage bankers and others involved with the housing finance industry to seek potential underwriting and bond issue support for the mortgage pool concept.
- Initiate discussions with FNMA, FREEDIE MAC, National Cooperative Bank to seek support and underwriting criteria for their potential participation in a mortgage pool effort.
- Initiate discussions with "linkage" developer entities to ascertain level of interest and support for participation in a Dudley effort.

- o Refine the gross project costs and opportunities based on the level of detail needed to consumate pre-commitments by potential project supporters.

- o Refine the relationship of DSNI to the development process in light of the current operational decisions with respect to the project.

- o Establish the development mechanism and seek funding for the same, of the implementation entity or capacity which will be charged with making the project happen.

The replicability of the approach used in Dudley may be attractive to those entities seeking reasonable solutions to the affordability issue around the country.

5.8 Strategy Three: Anti-Displacement Measures

A consistent concern throughout the strategy development process has been around the issue of displacement. DAC recommends consideration of a three pronged approach. These are:

Development Initiatives: The Option Fund, which would be used to purchase structures and units becoming available, would provide the community with the ability to retain similar family income profiles in new and/or rehabbed units. While this fund may not directly reduce the displacement problem, it could be an effective tool in reducing the potential.

The Rehabilitation/Transition fund would allow the acquisition of rental property to be rehabbed and provided at a break even rental level. The potential also exists for the use of this fund in a joint-venture arrangement so that the initial capitalization could be leveraged with like or similar investors.

Turnkey Projects to be developed on or adjacent to the designated opportunity site, would provide units for families who could not afford market rents. The program concept is currently available through the State of Massachusetts and the Boston Housing Authority. These programs may provide a replicable way of providing units in the Dudley community.

Housing Counseling: An underlying theme of the Dudley strategy is the need for a central clearing house for underwriting and providng residents with information and assistance in rental and sales housing. This function is considered critical in providing the basis for pre-qualification, as well as providing a follow-up mechanism for families who have obtained units. Further, the service could be used to work with existing realtors and smaller property owners who could use the pre-qualification service. The cost of this function has been included in the DSNI implementation budget, and could be a direct budget item as repayment of subsidies, loans, and fees are generated through project activity.

Social Action/Legislative: These activities are viewed as critical to supporting the real estate development process. The focus of this sub-strategy would be developing community-wide awareness and pressure on speculative real estate practices, by dealing directly with situations and instances of gouging the community. Public notices, advertisements and demonstrations are means to identify and deal with Real Estate Brokers, Developers and others who would not have the community's interest at heart. Further, the effort could provide the impetus to increase code enforcement activity for those rental properties which need repair and are not likely to be improved by voluntary action. On the legislative side, consideration should be given to anti-speculation legislation, e.g., an anti-speculative tax for property bought and sold in the Dudley area where appreciation of the property could be taxed if the property was not used in a manner consistent with community objectives. This effort would need substantial research, however the value of such an activity would go a long way in curtailing the already spiralling real estate values.

The above three considerations should be developed in a simultaneous and coordinated manner, so that the Dudley community can achieve maximum leverage from its real estate development activities.

The implementation of the Development Initiatives could be administered as part of the proposed development mechanism's work program. DAC strongly recommends that the Social Action/Legislative strategy be made part of DSNI's current community organizing function.

6.0 HUMAN SERVICES

6.1 Purposes of the Human Services Component

There are four purposes which the Human Services Component addresses.

The first is to design a community-wide strategy which will foster and support the reinvestment of human capital by neighborhood residents through increased participation and control of circumstances which affect their lives.

The second purpose is to identify the services and strategies which will help the residents of the Dudley Street Neighborhood to achieve their goal of community revitalization and maximum self-sufficiency.

The third purpose is to identify techniques and strategies which will increase the accountability of human service providers to the neighborhood(s) which they serve and to provide mechanisms which organized neighborhood residents can utilize to achieve a greater degree of control over the services being provided.

The fourth purpose is to foster greater coordination and provide opportunities for increased agency/resident cooperation.

6.2 Stragegy Four: Marketing Research Approach

The basic differences between the marketing research approach and the conventional needs assessment approach are the power dynamics of the processes and the definition of content. More often than not the needs assessment is a social survey mechanism through which a service provider asks questions of the service recipient. The questions are designed to give the service provider the recipients' view of needed improvements of existing services, needs for new services and to provide the basis for modifying and/or expanding services. The power dynamic of this process keeps the definition of need within the control of the provider and dominates the perception of the recipient with existing agency and program structural constraints. In the view of neighborhood residents who are "sick of" surveys, interviews and questionnaires, the request is to answer someone elses question. The proposal is to substitute a marketing research approach for the conventional needs assessment approach. The marketing research approach assumes that the service recipient/client is a consumer, possibly an opinion leader and occasionally an expert.

The focus group is proposed as the marketing research method. The focus group method assumes that to understand what any group of people feels about a subject is to allow them to have a discussion among themselves. A focus group is composed of 8-15 members who are encouraged to express their own views about broadly stated topics or issues and refining those subjects to some level of specificity. The group is guided by a specially trained moderator/facilitator who usually follows a discussion guide.

The DNSI resident planning committees used a process similar to this which essentially asks group members to be a "story teller" about a selected topic. Participants were asked to describe their own experiences about a topic (e.g., shopping) and rather than making conclusive statements (e.g., shopping around here is too expensive) they were asked to describe a typical food shopping event (e.g., I got my mom to watch the kids and walked four blocks to the store and they had raised the price on "x" again and I had to buy something else).

This basic alteration in the power dynamics is a first step in neighborhood revitalization.

Public and private agencies and their funding sources including legislators should be encouraged to reexamine their roles in the community with regard to such issues as:

- o encouraging independence vs. supporting dependency
- o developing power vs. enforcing powerlessness
- o financing neighborhood need vs. financing agency operations

Existing service recipients should be encouraged to reexamine their roles in relation to service providers. Many residents by virtue of prior experience, culture, custom and survival technique have adopted a passive stance. If specific collaboration techniques can be developed, a new community dynamic can be created.

The following steps are proposed:

- o DSNI Board meet to determine agency and resident interest.
- o If no formal interest (no resolution) encourage interested parties to pursue through alternative means.
- o If formal interest is expressed proceed to discuss with funding sources.
- o Apply for funding for personnel, or obtain a lend lease staff person with facilitation skills.
- o Convene initial agency workshops and resident workshops, re: difference between conventional needs assessment and focus group (marketing research) approach.
- o Using training of trainer approach, train staff from each participating agency.
- o Schedule comparable sessions with funding sources.
- o Implement method on a staggered schedule over a two-year period.
- o Maintain a process observer/evaluator to determine impact.

6.3 Strategy Five: Community Review

The focus of this strategy is to provide increased local control of program priority and resource allocation decisions in the human service area. It is anticipated that a neighborhood based and controlled review process will stimulate service providers to increase their collaborative efforts.

The IPOD process, the EDIC process and other community/public participation processes have become more widely accepted and used in planning decisions. On the Human Service provider side of the equation, the processes are relatively private and rarely involve community residents in both the public and private sector decision making process.

This strategy involves the development of public hearing type processes through which community residents could express their preferences and participate in setting program and financial priorities

Such a process would involve separate sectors of policy makers and sources of funds.

The philanthropic sector and the public sector would require different approaches. The following tasks outline procedures to be followed.

- o DSNI to convene meeting with citizens associations and other groups interested in increased community control and if interested pursue funding of staff allocation in order to proceed.

- o DSNI to convene meeting with philanthropic sector to determine interest and support.

- o If interested, propose that one or more foundations initiate a meeting or conference to discuss current decision making processes and potential design alternatives. Planning committee(s) for such an event should include community residents, agency personnel, public and private funding sources and appropriate legislators.

6.4 Strategy Six: The FORCE

The FORCE is proposed as a unifying strategy which will give broad based community support and technical assistance to the existing efforts of groups and individuals and will provide technical assistance.

Residents report that crime and drug abuse are their two major concerns and that existing efforts do not make a big enough difference. This strategy is based on the perception that there is a need for a dramatic, visible, grass roots, active, vibrant fun-filled, serious, massive effort required to break the existing pattern of community life and to mobilize the resources and energies in the community to help residents regain control of the quality of their lives.

The FORCE is proposed not as a wish--"May the FORCE be with you," but as a reality, THE FORCE IS WITH YOU!!

THE FORCE conveys a spiritual, emotional and physical message. It is intended to support existing efforts and mobilize the untapped resources currently living in the neighborhood.

The FORCE will be a cadre of community residents assisted by staff provided through outside funding. Initially, current community leadership and could enroll Vietnam-era veterans, activist youth, athletes of all ages, parents, senior citizens, and other volunteers.

The objective of the FORCE is to introduce a new source of pride, dignity, energy and community initiated effort into the DSNI neighborhood and to cooperatively participate with the greater Roxbury Community. FORCE members will be communicators. They will serve as role models for drug free, responsible behavior for all community residents. The FORCE will sponsor events, will actively work with existing organizations and city departments.

Initially, it is proposed that the FORCE be an operating unit of DSNI using the organizing expertise and structure to begin a massive effort to change the neighborhood. The effort will require recruitment and support on a house by house, block to block basis supported by a massive public education program combined with active and effective participation of residents, public and private agencies, the business and financial community, city and state government, the law enforcement and criminal justice systems and the education and job training organizations. The FORCE may become the source for volunteers, auxiliary police, self-help in housing, job development and drug and alcohol abuse.

The following steps should be taken to implement the FORCE.

- Convene a meeting with current activists to form an organizing committee which will be formed to work with a staff member to refine the concept and to develop a proposal for funding by the philanthropic and/or business community. The committee should include a representative cross section of the community ethnic, cultural and age group perspective.

- The Organizing Committee will design events which build on the cultural diversity of the community and to solicit participation through a festival environment in order to create the on-going enthusiasm, identification and momentum.

6.5 Strategy Seven: Strengthening Racial, Ethnic and Cultural Identity and Diversity

The Cape Verdean community has consistantly reported that their service needs are not being met. They report the need for a comprehensive Senior Citizens Program, ESL classes, child care and recreational services. The Cape Verdean perspective is that there is a need for a Cape Verdean Center which is staffed by Cape Verdeans who speak the language, are professionally trained, an skilled in the transmission and reinforcement of history and culture.

With regard to the Cape Verdean Community, the Marketing approach outlined in strategy one should immediately be implemented, so that specifications for a center designed to meet the needs of the Cape Verdean community can be established and processes undertaken to implement such a plan.

6.6 Strategy Eight: Child Care

From the parents' perspective child care includes infants, pre-school, school age and adolescents through the age of at least 15. Appendix 4 contains a list of child care centers located within and adjacent to the DSNI core area. This listing from the Child Care Resource Center indicates that there are 829 slots available for children under the age of six and 427 slots available for children between 6 and 12. No information is available about the residential location of those served by these programs. Based on the responses of parents and agencies the need for child care is currently no being met. This is reaffirmed by parents who cite the absence of affordable child care as a reason for being unable to participate in employment training programs. It should also be noted that existing institutional arrangements for child care do not include children over 12-13 years of age, a vulnerable age group about which parents have expressed concern. In summary, there is no program or staff capacity in the neighborhood which exclusively attends to the need for child care, nor is there a source of current, reliable data about child care requirements of residents.

There is a need to obtain information about current and prospective users of comprehensive child care programs. Data should include such items as:

- o type of child care required for existing employment.
- o type of child care required for new employment.
- o type of child care required for education or job training ability to pay.
- o characteristics of services required.
- o information about existing child care arrangements family, neighbors, centers, etc.
- o additional needs for support re: existing arrangements, etc.

The following steps should be implemented:

- o Human Service Agencies in the neighborhood shold be invited to join DSNI to participate in the development of a proposal to fund the position of a child care advocate for the neighborhood.

- o DSNI should solict assistance from funding program providers and other resource groups to conduct marketing research (per Strategy Three).

- o Simultaneously, the child care advocate should establish a central Neighborhood Registry for providers and recipients as a focal point for child care in the neighborhood.

- o Existing child care providers should be contacted to determine growth capcity and lead time requirements.

- o Contact should be made with appropriate state and city agencies contemplating additional child care services in order to accelerate the process.

- o In order to meet the existing need, alternative delivery systems should be explored (e.g., develop a group of individuals who can quickly be screened and trained to be child care providers for at least one child in their home).

6.7 Strategy Nine: Recreation and Athletics

Playgrounds, Parks, Leagues, Clinics are notably invisible in this neighborhood. Soccer, baseball, soft ball, basketball are interests expressed by residents as are other recreational activities from arts and crafts, to discussion groups to Bingo and card games. This array of services are reported as unmet needs for children, teenagers, young adults, adults and senior citizens.

The neighborhood is clearly underserved by the City of Boston Department of Parks and Recreation. The residents' perspective is that that recreation is a neighborhood function and that recreational opportunities should be readily available. The implications are that there should be dedicated recreation personnel assigned to the neighborhood with responsibilities for program design, implementation and administration. In order to achieve the goal of neighborhood controlled responsive recreation programming. The following steps should be taken:

- o A Resident Planning Committee (RPC) for Recreation and Athletics should be convened to identify specific facilities, program requirements and priorities.

- o DSNI should then convene a meeting with the Department of Parks and Recreation to be assigned to DSNI as the staff person for the RPC.

- o Within a two-three month period a neighborhood masterplan for recreation and athletics should be developed and submitted to Parks and Recreation for funding.

6.8 Strategy Ten: Orchard Park Planning Process

Orchard Park residents participated in the planning process through representation on the DSNI Board of Directors, meetings with DAC personnel, participation in the RPCs and general community meetings. Despite this participation, the unique needs of Orchard Park Tenants are not adequately addressed in the plan. There is a need for a constructive planning process to assist the residents in their efforts to improve their environment and which will take into account the Boston Housing Authority and other relevant organizations.

Orchard Park Tenants have a primary stake in the use and disposition of the Dearborn School and should have assistance in defining needs, proposed uses and implementation plans in cooperation with the Public Facilities Department.

Finally, Orchard Park residents do not believe that the services which they are receiving from their Community Center, which is presumed to serve their area, are adequate, well administered or well publicized. Day Care Services provided by the center are reported as serving few if any of the Orchard Park Tenants.

The following steps should be taken:

- o DSNI should continue to provide assistance to the Orchard Park Tenants Association in obtaining funding for an Orchard Park Planning Process. The planning agenda might include such items as:

  - eliminating crime and drug abuse from the area.
  - improving housing conditions.
  - increasing community control over service providers.
  - developing a design and feasibility analysis for utilization and development of the Dearborn School.

6.9 Strategy Eleven: Employment and Training Advocacy

"Why don't people participate?" is a question which is repeated constantly by job developers and employment training personnel. We have restated the reasons provided by neighborhood residents which include inadequate support services (e.g., day care) and affordability (e.g., low pay). There are also

unstated reasons which emerge in private conversations. A sense of self-doubt, self-consciousness about language, discomfort with travel, discomfort with sharing personal information with strangers are among the factors which emerge. These factors inhibit risk taking and therefore participation in new and different environments.

From a planning perspective we are also faced with aggregate data about the employment and employability of residents within census tracts or planning districts. There is no data base which is neighborhood oriented and which profiles the employment needs, aspirations, and skills of individuals. We propose that DSNI engage in neighborhood based Employment/Training Advocacy which would result in a set of individual profiles compiled as a neighborhood inventory of both existing and emerging employment aspirations; a skill and knowledge assessment which identifies learning needs; and an economic/social/psychological assessment which identifies financial and social support services required. Upon completion of an initial set of profiles, individual job fitting would take place, support services designed and located, and a training model identified.

Toward this end, the following steps should be undertaken:

- o Existing human service agencies and employment training organizations should be invited by DSNI to request funds to hire a neighborhood based Employment/Training Advocate. This advocate, based at DSNI, would be responsible for organizing residents to participate and to assist one another through an each-one-teach-one approach.

- o Expert resources should be requested from the city to guide the worked of the advocate and provide assistance in designing the screening and in creating and implementing the data base.

- o Contacts would then be made with existing training and job development entities to meet individual needs.

6.10 Strategy Twelve: The Earning/Learning Project

Existing job training efforts are lock step programs which require participants to complete the training program (pass or fail) within a prescribed time period. Frequently, basic skills training and education (e.g., reading, computation ESL) are not integrated with technical training. Similarly coursework or training in self-confidence takes place in isolated segments which are not integrated into the training approach. One can take the view that an integrated curriculum which educates and trains an individual for a specific job or category of employment can be taught in any language and that an English first requirement may not be related to an employment requirement but to an instructional reference.

Some training programs which operate under performance based contracts receive bonuses for meeting and exceeding performance requirements. Trainees however are expected to enjoy the intrinsic rewards of successful performance. Most residents who agree to participate in training programs do so because the job

at the end of the tunnel will become the source of "cash money." The training process is viewed as necessary but a delay in the gratification process. It may be that a training program which provided cash incentives for successful performance would increase participation, completion and placement rates. The strategy which we propose is designed to meet resident requirements as we understand them. These requirements include adequate support services, child care, cash payments, hands-on experience, knowledge of specific employment opportunities, flexible schedule and a transition period from dependency to a self-sufficient status which protects such benefits as housing and Medicare.

The program characteristics include:

- o self paced instructions using a learning contract
- o modular instructional units
- o bi-lingual instruction as a design criteria
- o expense reimbursement and minimum wage for participation
- o support services and child care
- o cash bonuses for successful and exemplary performance
- o short term employment opportunities
- o individualized instructional plans based on job aspirations and aptitude analysis
- o integrated attitudinal, basic literacy and job skill training

The program would allow an individual to identify his/her employment aspirations and to select a position which is due to come on line within a specific period of time. After an analysis of aptitude, ability and skill level an individualized program of instruction would be developed. Such a program would help the trainee to recognize the learning and time requirements to move from current circumstances to employment. It may be that interim employment will become a part of the plan. Individual learning contracts will be written with each trainee and self-paced and bi-lingual instruction will be made available. Support services will be made available for the family and child care arrangements will be designed. Cash bonuses will be paid for successful completion of contract requirements and/or completion before deadline. Modular units of instruction will allow trainees with time and family contracts to complete units on an intermittent basis and still acquire necessary skills and knowledge over time.

In this model the trainee may receive instruction at a neighborhood based center with supplemental instruction and experience at specialized settings, e.g., computer lab; labor union apprenticeship program; field work.

The steps which are necessary to implement this strategy are:

- o Convene a meeting with EDIC, Mayor's Office of Jobs and Community Service, Selected Industry and Business representatives, Orchard Park Tenants Association, local agencies and training programs to discuss the development and funding of this project.

- o Given interest, develop a specific work program to achieve a program start-up by January 1, 1988.

- o Explore the use of Dearborn School as a site for this and related activitities.

7.0 ECONOMIC DEVELOPMENT

7.1 Economic Development Goals

Each economic development initiative should be designed to achieve greater accountability to the neighborhood residents. Emphasis should be placed on employment and training opportunities for residents, improvement of the quality of services and goods to the consumer and equitable employee-employer relations. Improvement in these areas will lead to greater profitability for the business operators and a healthier business environment in the neighborhood.

The enterprises which are included are: the Urban Village Retail Center; International Market/Bazaar and Eateries; Auto Park; Industrial and Light Manufacturing; Construction Businesses; Assistance to Existing Neighborhood Enterprises; other Community Based Enterprises; Additional Urban Village Business Opportunities.

7.2 Strategy Thirteen: A Neighborhood Based Business Development and Training Unit

We recommend that DSNI consider the establishment of a community based and controlled Business Development and Training Unit. Such a unit would be a focal point for all business development activities. It would be neighborhood based and would be the "community control" center for all business development activities. It would relate to all city and state agencies and would work cooperatively with existing capabilities (such as business schools and other educational institutions, the Small Business Administration, Minority Business Development Centers and similar government offices). The center would provide entrepreneurial training and support for local residents interested in starting or expanding their businesses. Other training functions would be designed to prepare residents for employment in community based business as well as for selected positions in the larger area.
Services could include centralized business support services as well as technical managerial and financial technical assistance. An important function of the center would be to provide access to capital for existing and developing businesses.

The Center should be designed on a business like basis and should be eligible to receive fees for services from local job training and business development agencies, as well as receiving fees for services from the businesses themselves. Students from area undergraduate and graduate business programs could be recruited to assist in market studies, business design and business planning.

This unit may well include opportunity space for small individual enterprises (e.g., local craftsmen) with support services similar to an incubator. The unit will also house local training initiatives as described in the Employment Training Section if required.

This proposed unit would also be the source for supporting retail business revitalization.

The following activities should be undertaken.

- o Prepare proposal to fund initial design and feasibility analysis.
- o Meet with existing businesses to determine their interest and support.
- o Meet with schools of business to determine the availability of students (and faculty) for marketing and business assistance functions.
- o Develop a business plan for the unit, including organization, marketing, finances, capitalization, etc.
- o Design the structure of the proposed unit with emphasis on maintaining neighborhood control of its operations.

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